



LAND AND NEW HOMES  
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“50 years of fulfilling dreams”

# Hill House

## Highgate Hill, N19

- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING
- FULLY INTEGRATED KITCHEN
- DUPLEX FLAT
- TRANSPORT LINKS
- LEASEHOLD



A simply gorgeous two bedroom duplex penthouse apartment in this much sought after new development. Perfect for transport links into both The City and west End. Top specification with to die for views over the London Skyline.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.  
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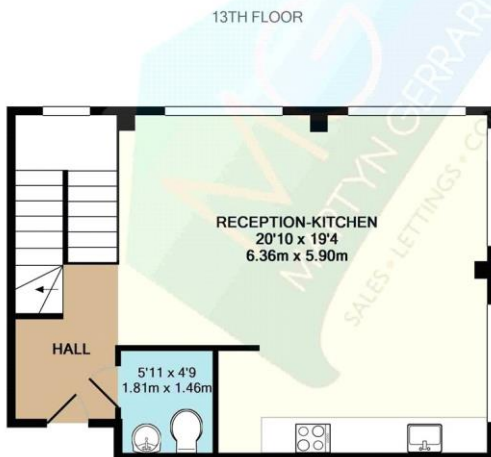
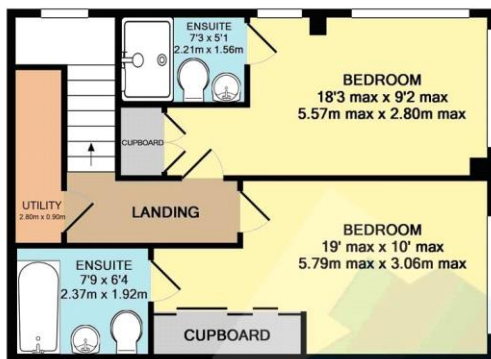
Regulated by RICS

# Hill House, Highgate Hill, N19

- 2 Bathrooms
- Secure bicycle storage
- Great location
- Stunning views
- 24 Hour concierge
- Close to station

## WE'VE NOTICED

The property is next to Archway tube station which is ideal for travelling into the city. Highgate and Tufnell Park are nearby for many restaurants and boutique shops. There are floor to ceiling views that overlook the city of London. Each apartment is finished to a high specification throughout including Timber flooring and contemporary German kitchens. There is a landscaped private rooftop terrace for all residents to use.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**£1,125,000** Leasehold