



LAND AND NEW HOMES
344 Regents Park Road, Finchley, London N3 2LJ
T: 020 8349 0515 E: landandnewhomes@martyngerrard.co.uk
www.martyngerrard.co.uk

“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.
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsurnan MARLA

Regulated by RICS

Hill House, Highgate Hill, N19

- 2 Bathrooms
- Secure bicycle storage
- Great location
- Stunning views
- Close to station
- Available now

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.



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.2 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(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.

£1,350,000 Leasehold