



317 Hill House, 17 Highgate Hill
£380,000

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your
most
valuable
asset

317 Hill House

London

David Andrew are proud to present one of the best-presented studios with a balcony that's available in the area at the moment. With light, bright and high standard finishes throughout, this will be a home you are proud of. Unlike most studios, this flat has a semi-private bedroom that's separate from the main living area. Hill House is a popular block with an excellent location, close by quality shops like M&S, Sainsburys and local artisan eateries. The building also benefits from a 24/7 concierge, bike storage, communal co-working space and a large roof terrace for gatherings.

Highgate Hill boasts a convenient location, just a short walk from Archway Underground Station (Northern Line), Upper Holloway Overground Station, and the green spaces of Whittington Park, Waterlow Park, and Parliament Hill. Additionally, the area boasts a wealth of local shops, bars, and restaurants in Archway, Highgate Village, Crouch End, and Tufnell Park.

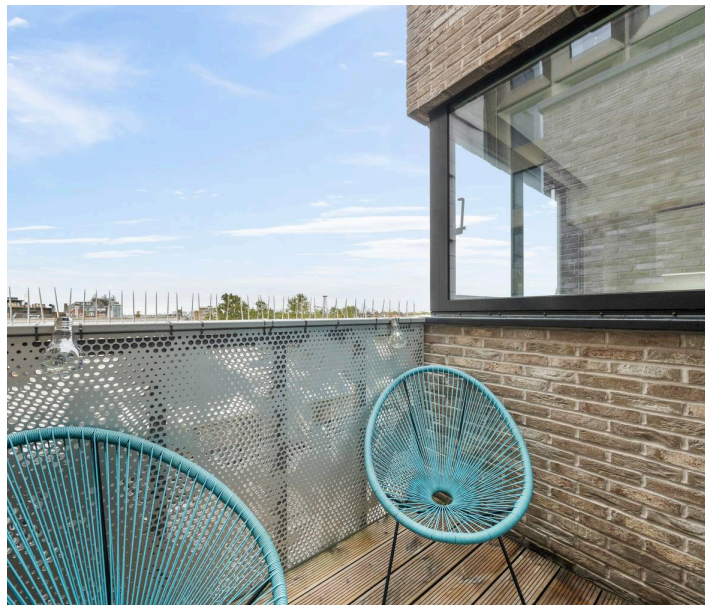
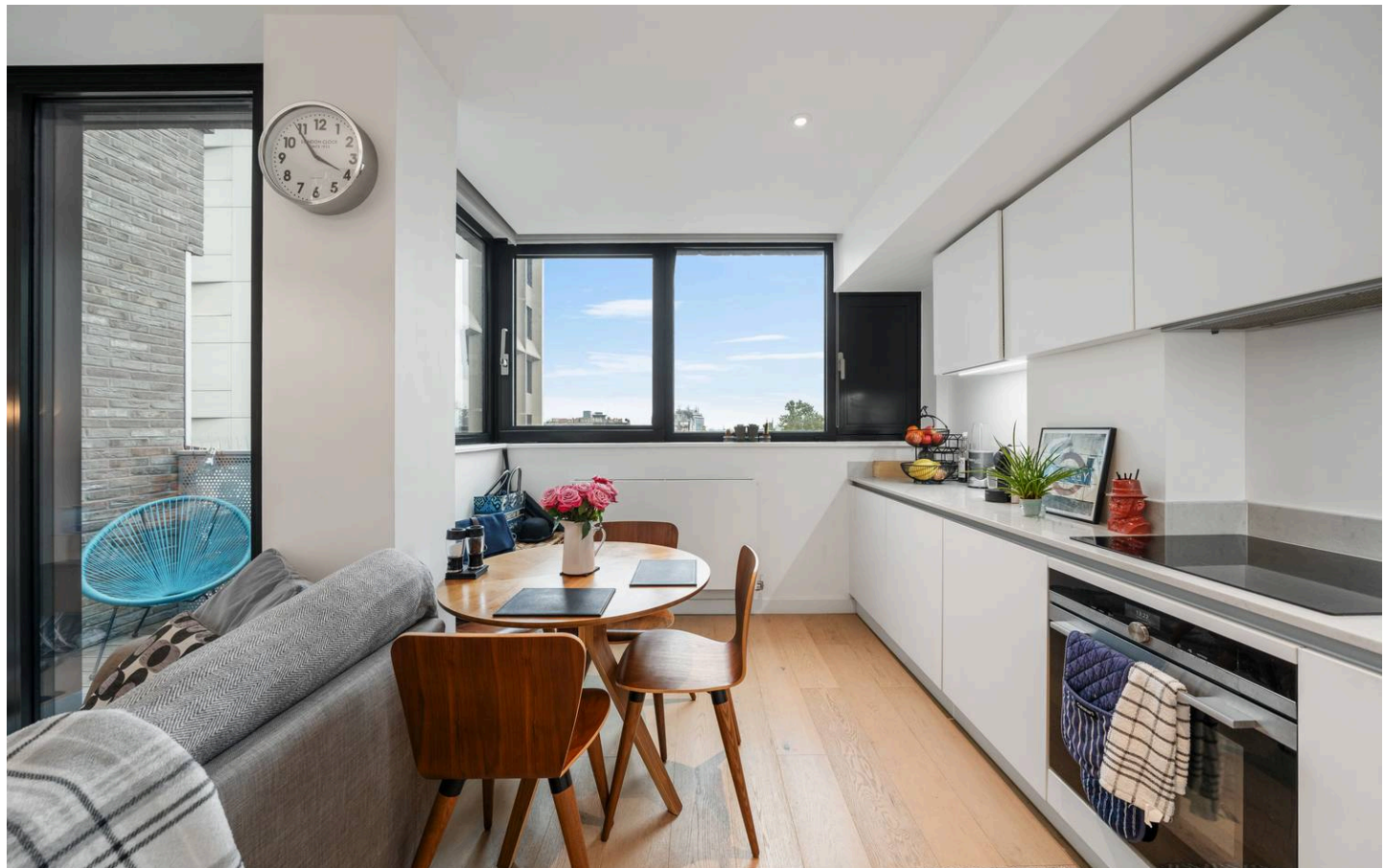
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Private balcony
- EPC B
- Communal terrace
- Communal co-working space
- Lift access
- High standard finishes
- 387 sq ft - 36 sqm
- 24/7 Concierge



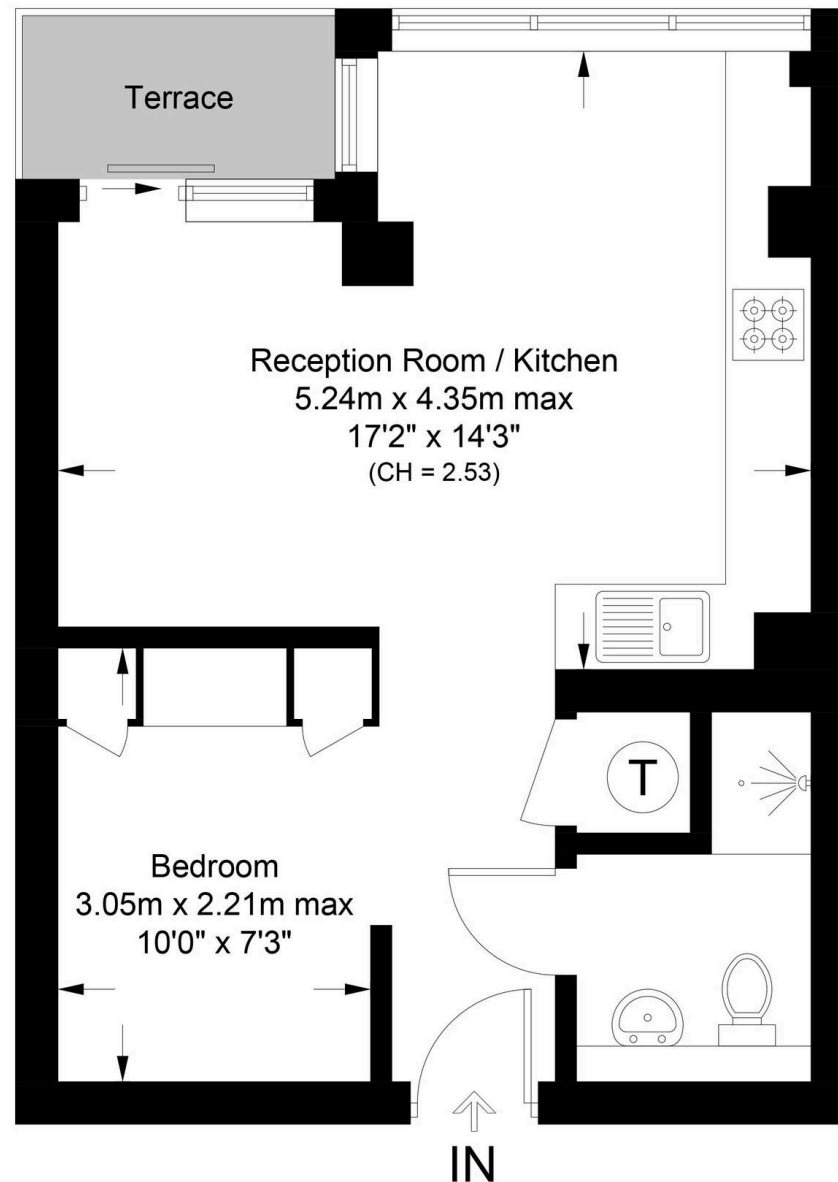




Hill House, N19

Approximate Gross Internal Area = 387 sq ft / 36.0 sq m

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Third Floor

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1136945)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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