



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Waterlow Road, Archway, N19**  
**Price £330,000 - Leasehold**

A one bedroom ground floor flat situated within close walking distance of Archway Underground Station, Zone 2. Forming part of a development completed 6 years ago, there are four, one bedroom apartments with double glazed windows throughout, under floor heating to all rooms, a New Home Warranty with 4 years remaining and a video entry phone system. The apartment has been finished to an excellent standard and comprises of a spacious reception room with wooden floors open plan to a fully integrated kitchen, double bedroom and a luxurious shower room. The property is ideally located within a few minutes walk to the amenities in Archway whilst being within walking distance to Highgate Village along with the picturesque surroundings of Waterlow Park.

**Material Information:**

The property is held on a 125 year lease from the 1st April 2018. The annual ground rent is £275. The service charge is £1,500 per annum which includes the buildings insurance and managing agent fees.

The property has electric under floor heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band C

Approx. Floor Area: 375 sqft (34.84 sqm)

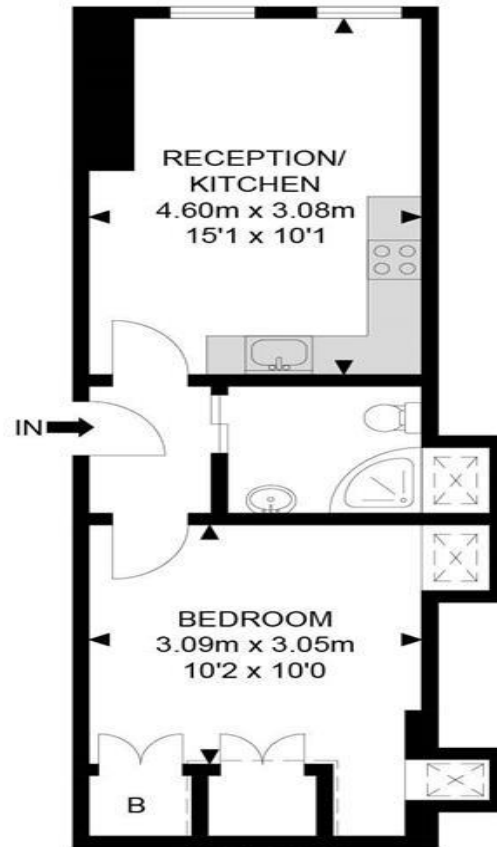
Remaining Lease Term: 119 years

Annual Service Charge: £1,500

Annual Ground Rent: £275



# Waterlow Road



Ground Floor Front

APPROX. GROSS INTERNAL FLOOR AREA 375 SQ FT / 34.84 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 Plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         | 74      | 74        |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| England & Wales                                    | EU Directive 2002/91/EC |         |           |



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