



TAYLOR GIBBS

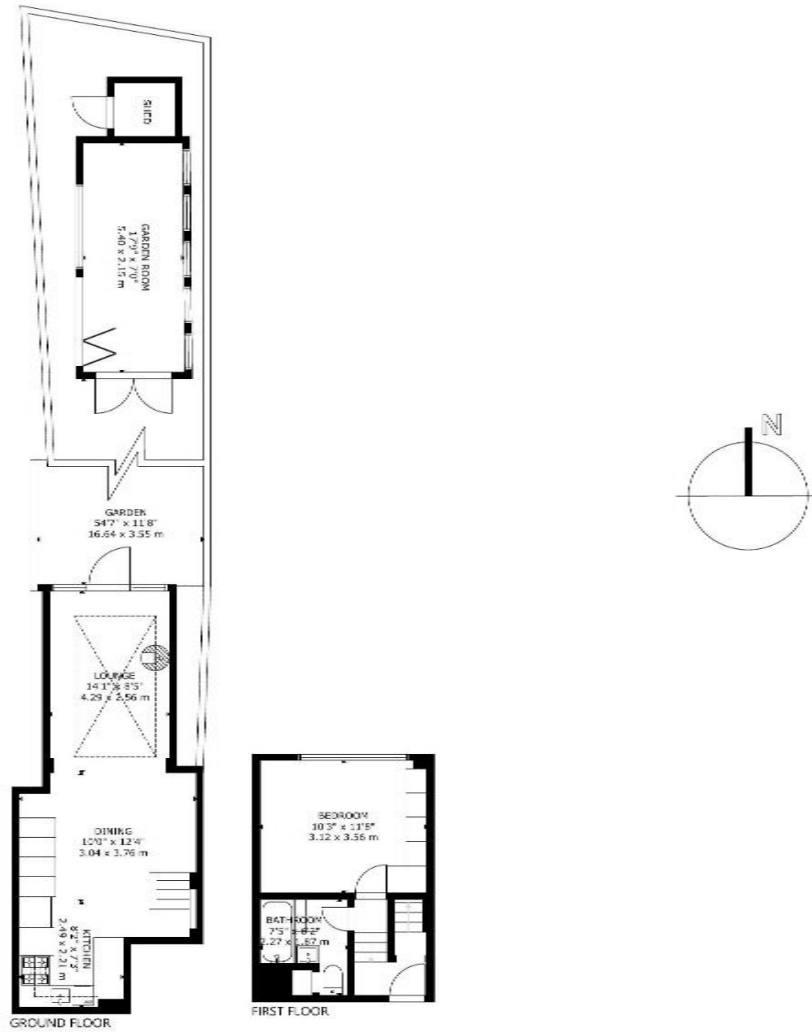
Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6
Price £675,000 - Share of Freehold

An extremely spacious apartment with a large private garden arranged over the ground and first floors of an Edwardian period conversion situated on a sought after road within close walking distance to Highgate Underground Station. Benefiting from a garden studio room, the accommodation comprises a bedroom with built in wardrobes, bathroom incorporating a Japanese bath, and a large reception room with a working gas fireplace that is open plan to the kitchen with space for dining. Externally the property has a large West facing garden. At the rear of the garden is a 125 ft2 studio/garden room. The property is conveniently located within easy reach to the amenities in Highgate Village along with the picturesque surroundings of Hampstead Heath, Waterlow Park and Highgate Wood.

Council Tax: London Borough Of Haringey - Band D
Approx. Floor Area: 656 sqft (60.94 sqm)
Remaining Lease Term: 83 years
Annual Service Charge: £900 - Payable Yearly
Annual Ground Rent: Peppercorn





GROUND FLOOR. FIRST FLOOR.

GROSS INTERNAL AREA
 TOTAL: 61 m²/656 sq.ft.
 GROUND FLOOR: 41 m²/444 sq.ft. FIRST FLOOR: 20 m²/212 sq.ft.
 EXCLUDED AREAS: GARDEN: 55 m²/589 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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