

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Despard Road, Archway, N19
Price £600,000 - Share of Freehold

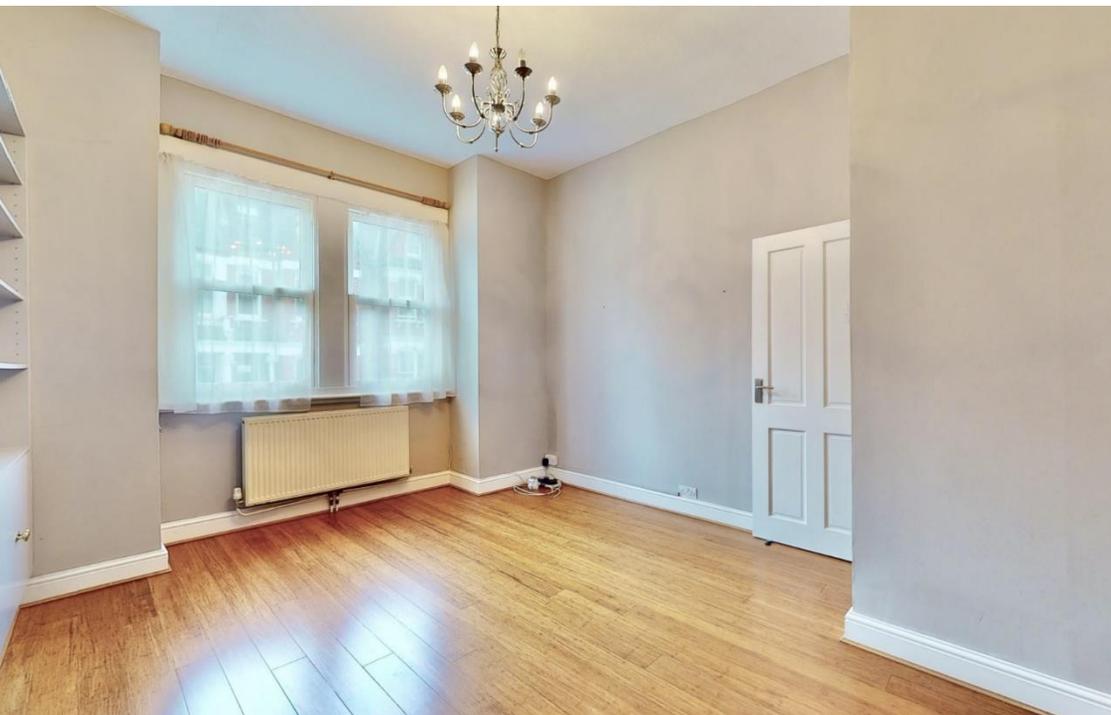
A two bedroom garden flat occupying the ground floor of an Edwardian period conversion situated within walking distance to Highgate Village. Benefiting from double glazed windows throughout, the accommodation comprises a reception room that is open plan to a modern fitted kitchen, providing access to the garden, two double bedrooms and a bathroom. The property is conveniently located within close walking distance to Archway Underground Station, Zone 2, and within easy reach to the restaurants, cafes and bars in Highgate Village along with the picturesque surroundings of Waterlow Park.

Council Tax: London Borough of Islington - Band D

Approx. Floor Area: 654 sqft (60.76 sqm)

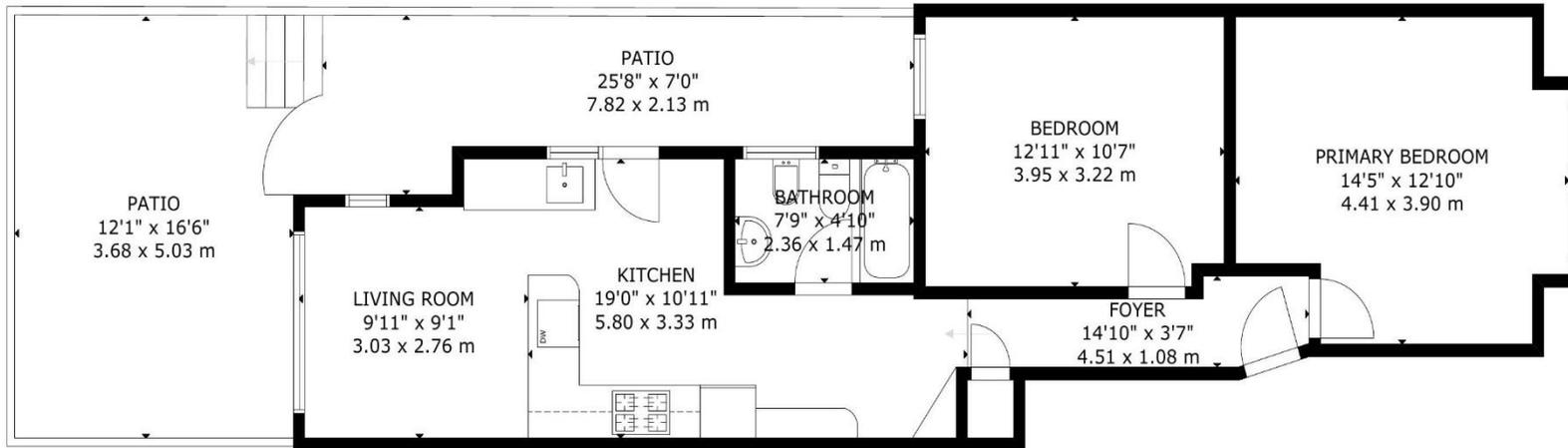
Remaining Lease Term: 954 years

Annual Service Charge: Nil, maintenance costs agreed Ad Hoc with the other freeholder.



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GROSS INTERNAL AREA
 TOTAL: 61 m²/654 sq.ft
 GROUND FLOOR: 61 m²/654 sq.ft
 EXCLUDED AREA: PATIO: 33 m²/350 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			
(55-68) D		67	79
(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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