



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Winchester Place, Highgate, N6**  
**Price £825,000 - Leasehold**

An extremely spacious two bedroom split level apartment occupying the top floor of a Victorian period conversion situated in a quiet cul-de-sac in a sought after location within close walking distance to Highgate Village. Offered in excellent condition throughout and flooded in natural light, the accommodation comprises a large reception room, separate kitchen, dining area, two large double bedrooms and a luxurious bathroom. Further benefits include a number of period features, a large boarded loft space with pull down ladder, providing an abundance of storage space and further eaves storage. The property is conveniently located moments away from the picturesque surroundings of Waterlow Park and within easy reach of both Highgate and Archway Underground Stations.

**Material Information:**

The property is held on a 189 year lease from the 25th December 1999. The annual ground rent is peppercorn and there is no set service charge amount. All costs are split between the three flats and each property pays a 1/3rd contribution. The building is self managed by the owners. The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

**Council Tax:** London Borough of Haringey - Band E

**Approx. Floor Area:** 1002 sqft (93.09 sqm)

**Remaining Lease Term:** 164 years

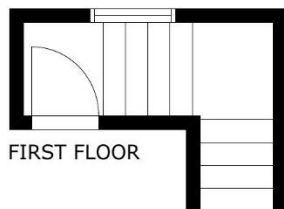
**Annual Service Charge:** Ad Hoc – 1/3rd contribution towards costs

**Annual Ground Rent:** Peppercorn



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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>			
(55-68) <b>D</b>		65	71
(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	

GROSS INTERNAL AREA  
 TOTAL: 93 m<sup>2</sup>/1,002 sq.ft  
 FIRST FLOOR: 4 m<sup>2</sup>/40 sq.ft, SECOND FLOOR: 89 m<sup>2</sup>/962 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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