



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Highgate Hill, Archway, N19
Price £525,000 - Share of Freehold

A unique two bedroom apartment forming part of a gated Victorian school conversion on Highgate Hill, only moments away from Archway Underground Station. Arranged over two floors and located on the front, south-west facing side of the building, the accommodation comprises a reception room open plan to a fitted kitchen, two double bedrooms and a bathroom. The property is approached via electric gates and includes two parking spaces in the courtyard. It's conveniently located within walking distance to the amenities in Highgate Village along with the picturesque surroundings of Waterlow Park.

Material Information:

The property is held on a 999 year lease from the 24th June 1996. The annual ground rent is peppercorn and the annual service charge is £3,409.42p. This payment includes the properties contribution towards the annual buildings insurance, general building maintenance and the gas and water rates for the property form part of this charge. The building is managed by London Block Management Ltd.

The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. Two secure off street parking spaces are included with the property and mobile phone coverage is available.

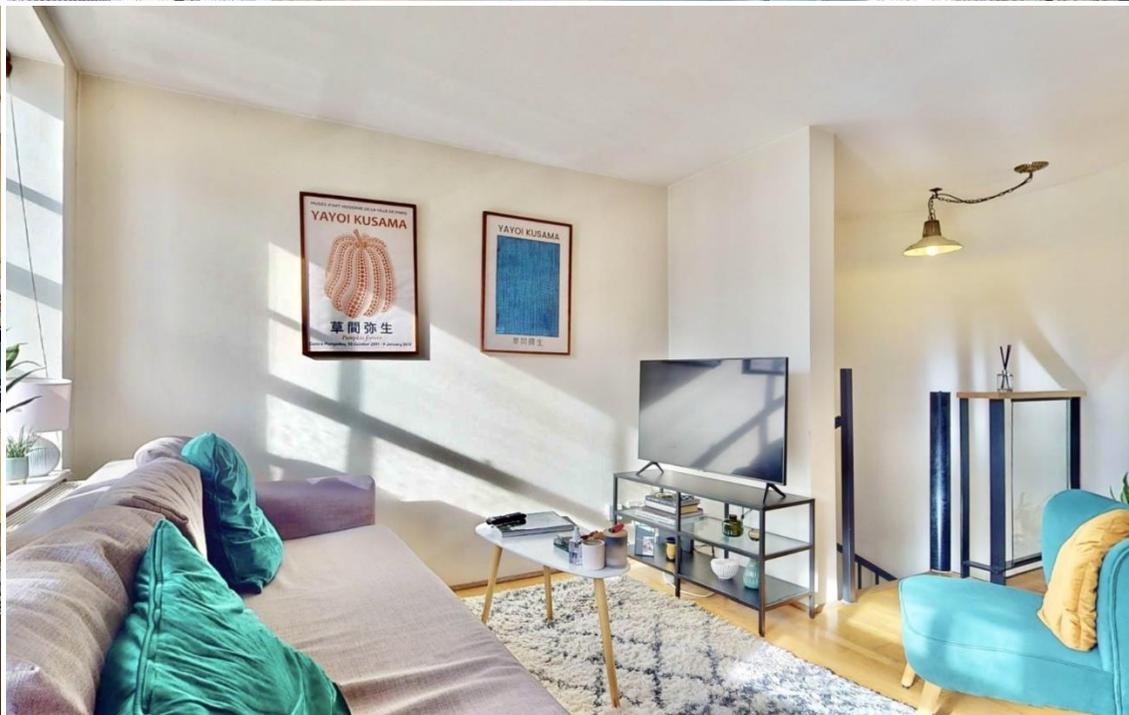
Council Tax: London Borough of Islington - Band E

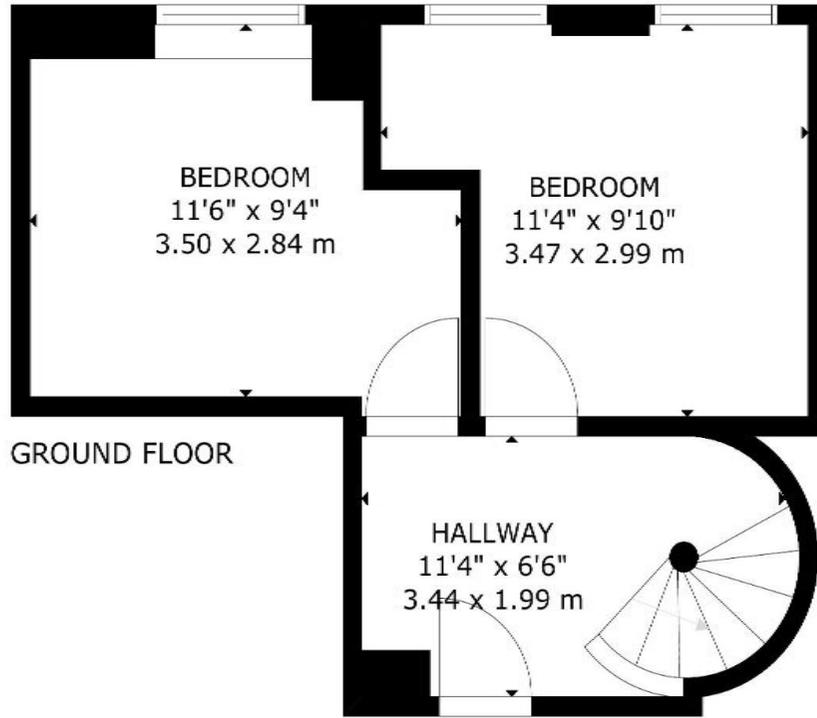
Approx. Floor Area: 609 sqft (56.58 sqm)

Remaining Lease Term: 971 years

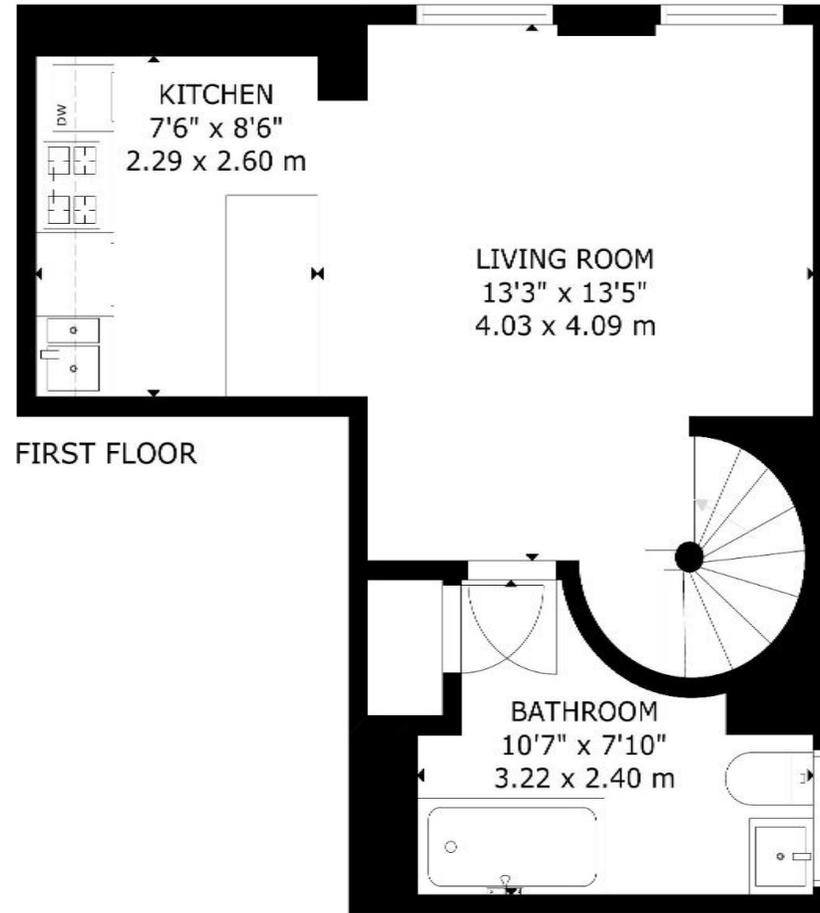
Annual Service Charge: £3,409.42

Annual Ground Rent: Peppercorn





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 56 m²/609 sq.ft
 GROUND FLOOR: 31 m²/335 sq.ft. FIRST FLOOR: 25 m²/274 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		71	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	



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT
 Tel: 020 8341 0123
 enquiries@taylorgibbs.co.uk
 www.taylorgibbs.co.uk

