



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £425,000 - Leasehold**

A one bedroom apartment occupying the first floor of this period conversion within close walking distance of Highgate Underground Station. Boasting an array of period features and flooded with natural light, the accommodation comprises of a spacious reception room with wooden floors that is open planned to a bespoke fully fitted kitchen, double bedroom with fitted wardrobes and a luxurious shower room. The property has been restored to an exceptional standard and includes double glazed timber sash windows. The restaurants, cafes and bars of Highgate village are within close walking distance along with the picturesque surroundings of Waterlow Park.

**Material Information:**

The property is held on a 125 year lease from the 30th November 2007. The annual ground rent is £200 doubling every 25 years. The next review period is due in 2033. There is no set service charge amount. All costs are payable on an Ad Hoc basis between the two residential apartments and the commercial space. The property is liable for 15% of any agreed works to the building. The building is self managed by the freeholder.

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 C

Approx. Floor Area: 389 sqft (36.14 sqm)

Remaining Lease Term: 108 years

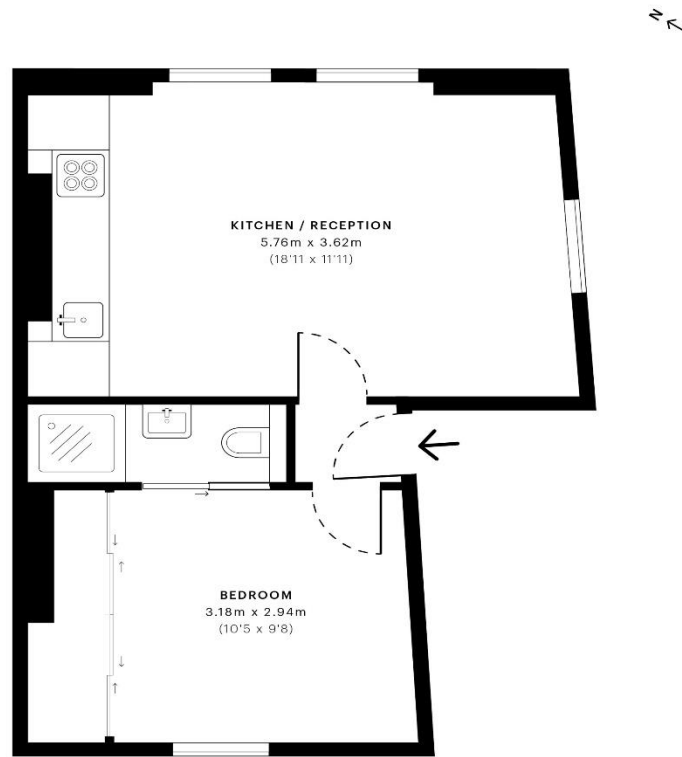
Annual Service Charge: Ad Hoc

Annual Ground Rent: £200



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents



— First Floor

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>		63	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 (GIA)  
The bulkhead of the property.  
36.15 sqm / 389.12 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes mezzanine, non-enclosed height.  
34.04 sqm / 366.40 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, porches etc.  
0.00 sqm / 0.00 sqft

RECTIFIED FLOOR AREA  
Lifted floor area above 1.5m.  
0.00 sqm / 0.00 sqft



spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and graphics are illustrative only and not intended for use as legal evidence. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

IPM4 2018 MEASURED 35.85 sqm / 386.96 sqft  
IPM4 2018 GROSS INTERNAL 34.25 sqm / 367.83 sqft

SPEC ID: 56312173de0d44d0w375b94225



