



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Wembury Road, Highgate, N6**  
**Price £875,000 - Share of Freehold**

An extremely spacious two bedroom maisonette, with a roof terrace, arranged over the first and second floors of an Edwardian period conversion situated in a quiet cul-de-sac within close walking distance to Highgate Underground Station. Accessed from a private entrance and boasting wooden floors throughout, the accommodation comprises a large reception room, separate kitchen with space for dining, two large double bedrooms, both with fitted wardrobes, and a bathroom. Externally there is a south facing roof terrace. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village, the amenities on Archway Road and the leafy surroundings of Parkland Walk.

**Material Information:**

The property is held on a 999 year lease from the 15th December 2011. The annual ground rent is peppercorn and there is no set service charge. The property is one of two apartments in the building and any costs are paid on an Ad Hoc basis. 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

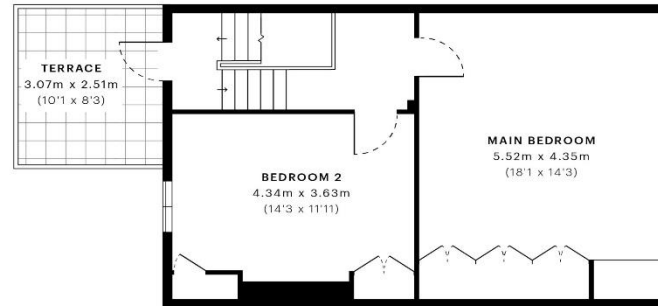
Approx. Floor Area: 1178 sqft (109.44 sqm)

Remaining Lease Term: 989 years

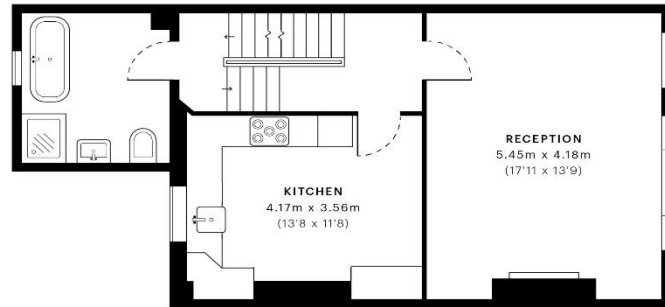
Annual Service Charge: Payable on an Ad Hoc basis

Annual Ground Rent: £0





— Second Floor



— First Floor



— Ground 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>		67	73
(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 footprint of the property  
109.47 sqm / 1178.33 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external fixtures  
Includes balconies and external lengths  
101.14 sqm / 1088.96 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.49 sqm / 80.82 sqft

PROTECTED AREAS (PDA)  
Limited use area under 7.5 m<sup>2</sup>  
0.09 sqm / 0.97 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements obtained on the scan.

IPMS (INTERNATIONAL) 100.3B (area) 1109.45 sqft  
IPMS (COMMERCIAL) 100.3B (area) 1109.91 sqft

spec id 563176aa239962c0dc7d2001f



