



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Aylmer Road, East Finchley, N2
Price £450,000 - Leasehold

A two bedroom third floor purpose built apartment with lift access and a south facing balcony with far reaching views over Highgate Golf Club. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, bathroom and two double bedrooms. Further benefits include off street parking for 2 cars on a first come first served basis, double glazed windows, a covered front balcony, which provides a large amount of storage space, and a large south facing communal garden. The apartment is ideally situated within walking distance to both Highgate and East Finchley Underground Stations along with the picturesque surroundings of Hampstead Heath.

Material Information:

The property is held on a 125 year lease from the 25th March 1990. The annual ground rent is currently £50. This rises to £100 on the 24.03.2031 and then to £150 from the 25.03.2073. The annual service charge/sinking fund payment is £3,336.05p. The total for the service charge is £1,748 with the remainder contributing towards the sinking fund. This includes the annual buildings insurance, gardening, cleaning, accountancy fees and managing agent fee. The building is managed by Berrys. A section 20 notice has been served on all lease holders for major works to be carried out to the building. This includes external repairs and decorations, internal repairs and decorations and Fire door installations, subject to a fire door survey. The flats contribution is 2.21% of these costs which are payable over 4 instalments. The first instalment has already been paid.

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

Council Tax: London Borough Of Haringey – Band D

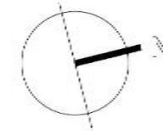
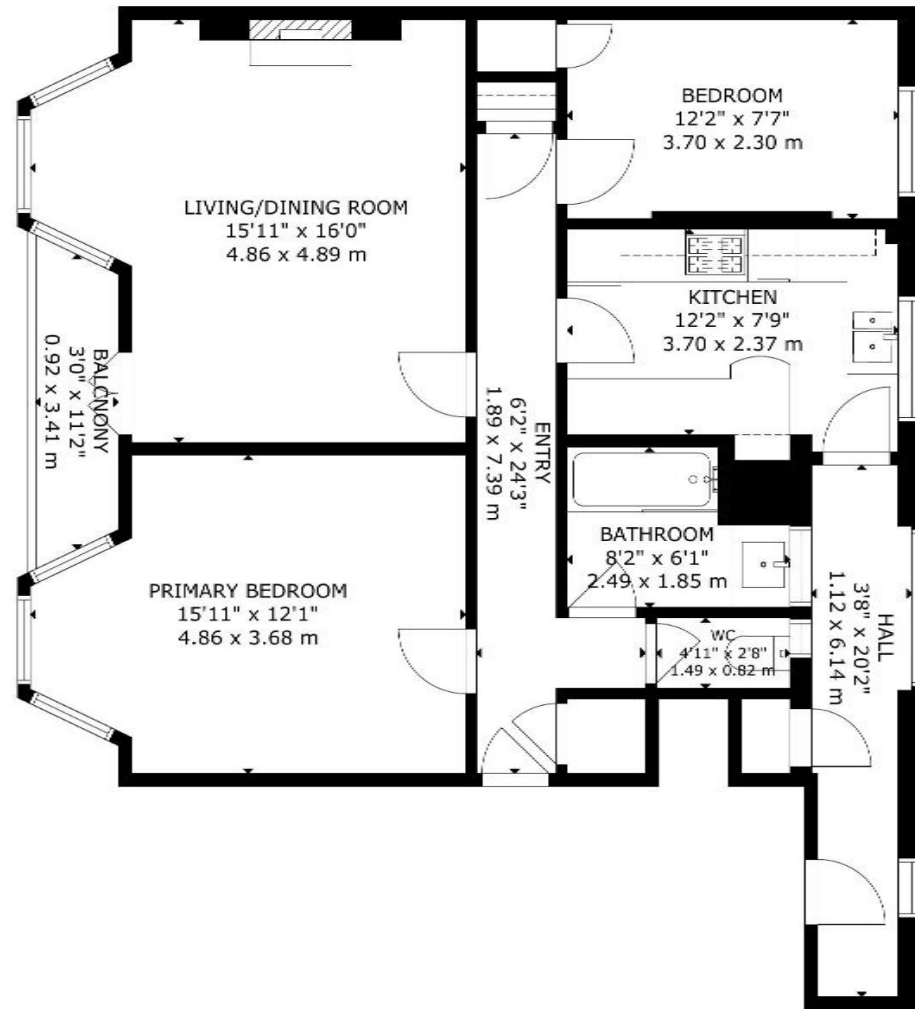
Approx. Floor Area: 865 sqft (70 sqm)

Remaining Lease Term: 91 years

Annual Service Charge: £3,336.05

Annual Ground Rent: £50





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	61
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
 TOTAL: 80 m²/865 sq ft
 SECOND FLOOR: 80 m²/865 sq ft
 EXCLUDED AREAS: BALCONY: 3 m²/34 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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