



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £575,000 - Share of Freehold**

A newly refurbished two bedroom top floor apartment with a balcony arranged over two floors of a period conversion within close walking distance to Highgate Underground Station. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises a reception room open plan to a fully fitted kitchen with Quartz work surfaces, two double bedrooms and two luxurious shower room. The property has been renovated to an incredibly high standard and boasts far reaching views from both bedrooms. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village and within easy reach of Waterlow Park, Highgate and Queens Wood and Parkland Walk.

**Material Information:**

The property will be sold with a new 999 year lease. A share of freehold will be given to all properties in the building once all properties have been sold. The annual ground rent will be peppercorn and the annual service charge will be £600. It will be down to the new owners to decide if they self manage the building or instruct a managing agent so the service charge could change accordingly.

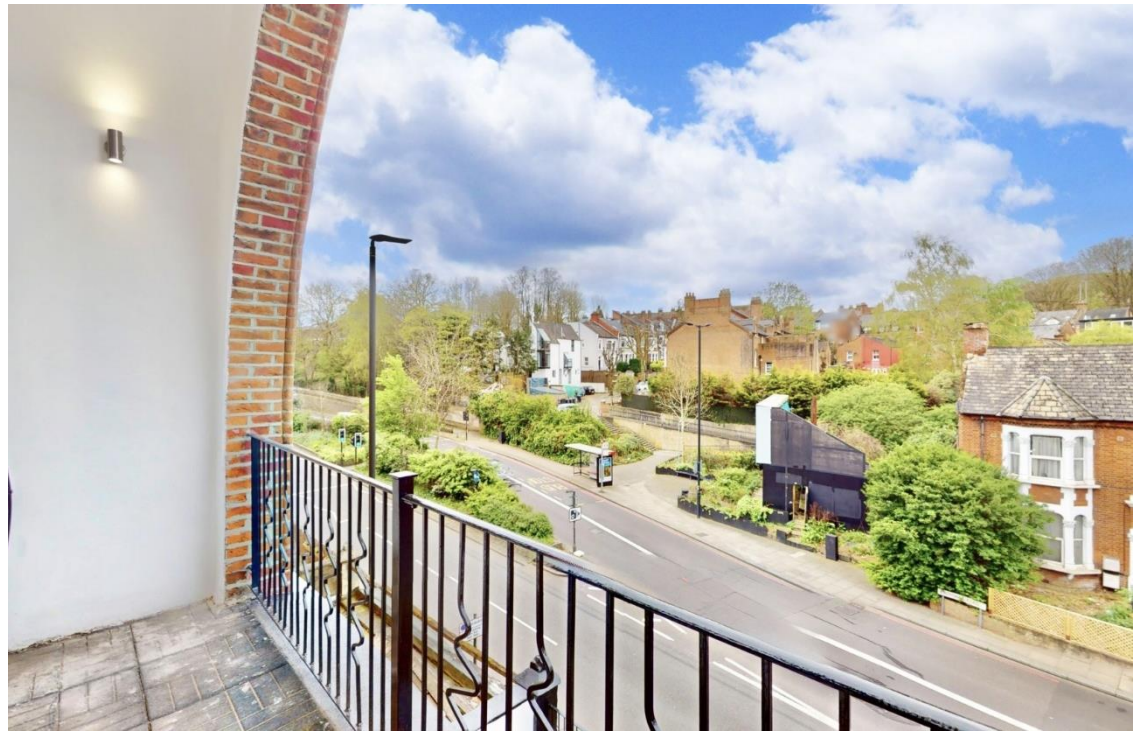
The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. Parking is restricted to 1 hour on Archway Road but CPZ street parking is available on the nearby roads. Mobile phone coverage is available in the property.

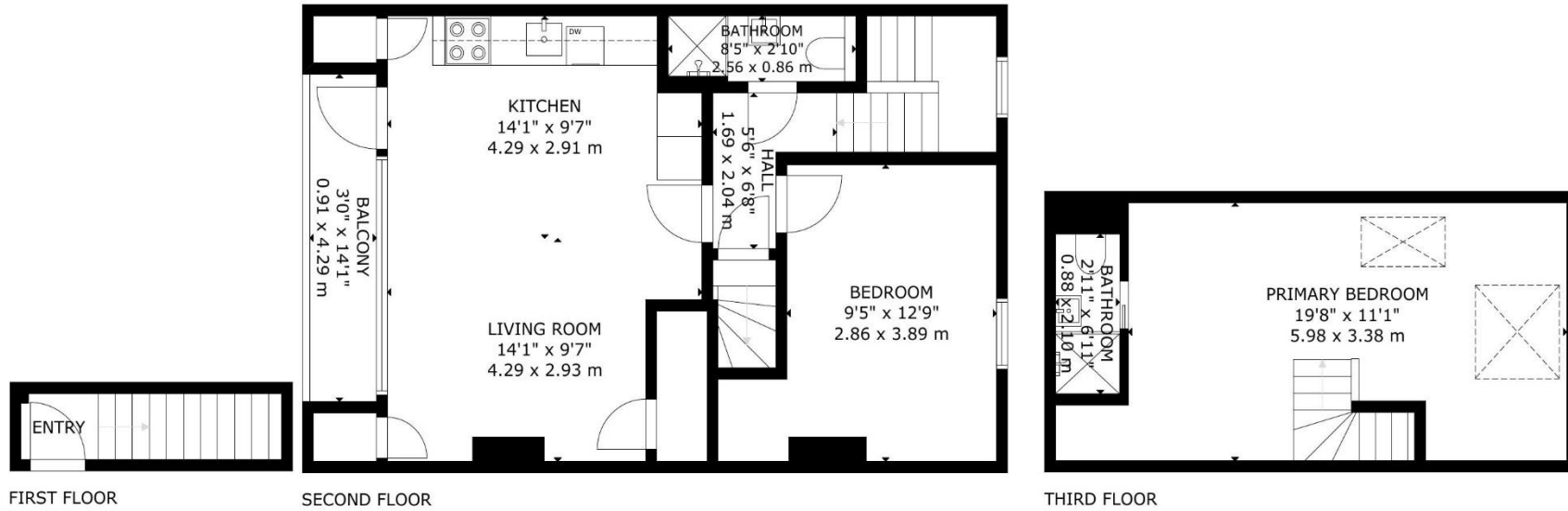
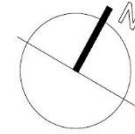
Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 823 sqft (76.46 sqm)

Remaining Lease Term: 999 years

Annual Service Charge: £600





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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		52	79
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
 TOTAL: 77 m<sup>2</sup>/823 sq ft  
 FIRST FLOOR: 3 m<sup>2</sup>/33 sq ft, SECOND FLOOR: 50 m<sup>2</sup>/536 sq ft, THIRD FLOOR: 24 m<sup>2</sup>/254 sq ft  
 EXCLUDED AREAS: BALCONY: 4 m<sup>2</sup>/42 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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