



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Wembury Road, Highgate, N6
Price £975,000 - Share of Freehold

A two bedroom period conversion arranged over two floors with a large south facing private rear garden situated in a quiet cul-de-sac within close walking distance to Highgate Underground Station. Boasting an array of period features and accessed from a private entrance, the accommodation comprises a double reception room with a balcony and access to the garden, separate kitchen with space for dining, two large double bedrooms and a bathroom. Further benefits include wooden floors throughout, double glazed windows and planning permission to extend the property to add a further third bedroom. 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 133 years from the 24th June 1978. 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: 1274 sqft (118.36 sqm)

Remaining Lease Term: 87 years

Annual Service Charge: Ad Hoc



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— Lower Ground Floor



— Raised Ground Floor

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	77
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
118.36 sqm / 1274.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
108.98 sqm / 1173.05 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
1.40 sqm / 15.07 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 captured in the scan.

IPMS 3B RESIDENTIAL 114.27 sqm / 1229.99 sqft
IPMS 3C RESIDENTIAL 109.45 sqm / 1178.11 sqft
spec id: 62b5b1f509472c0d0bef72das



