



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6  
Price £900,000 – Share of Freehold



A two bedroom apartment occupying the ground floor of an Edwardian period conversion with a south-west facing private garden situated within close walking distance to Highgate Underground Station. Flooded in natural light and boasting an array of period features, the accommodation comprises a spacious reception room, dining room, separate kitchen, two bedrooms, the primary benefiting from fitted wardrobes, bathroom and a large cellar. Externally the property has a low maintenance south-west facing garden. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

#### Material Information:

The property is held on a 999 year lease from the 25th March 1979. The annual ground rent is peppercorn. The building is self managed and the service charge is paid on an Ad Hoc basis. The property is responsible for a 2/5th contribution towards these costs. The only regular cost is the buildings insurance which is in the region of £360 per annum.

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.

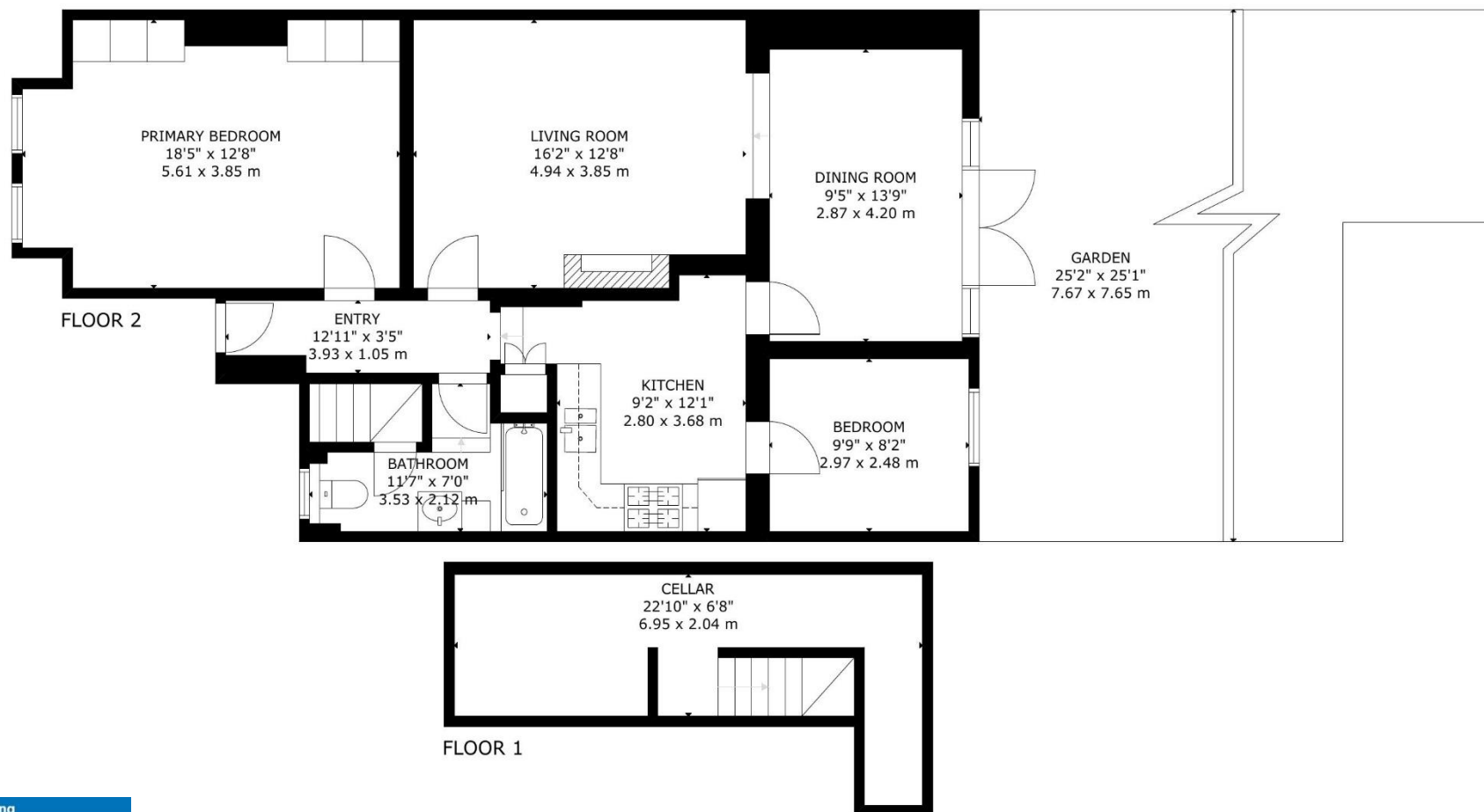
Council Tax: London Borough of Haringey - Band E  
Approx. Floor Area: 1,100 sqft (102 sqm) - Including Cellar  
Remaining Lease Term: 954 years  
Annual Service Charge: Ad Hoc



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GROSS INTERNAL AREA  
 TOTAL: 102 m<sup>2</sup>/1,100 sq ft  
 FLOOR 1: 15 m<sup>2</sup>/164 sq ft, FLOOR 2: 87 m<sup>2</sup>/936 sq ft  
 EXCLUDED AREA: GARDEN: 62 m<sup>2</sup>/670 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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>		<b>71</b>	<b>77</b>
	EU Directive 2002/91/EC		



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

