



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6
Price £650,000 - Share of Freehold

A two bedroom first floor period conversion situated on this highly sought after road within close walking distance to Highgate Underground Station. Boasting an array of traditional features throughout, the accommodation comprises a reception room with wooden floors leading onto a west facing balcony, large fitted kitchen, two double bedrooms and a bathroom. There is a large amount of storage space including a study/computer area in the inner hallway. The property is ideally located within close walking distance to the restaurants, cafes and bars in Highgate Village along with Highgate and Queens Wood, Waterlow Park and Hampstead Heath.

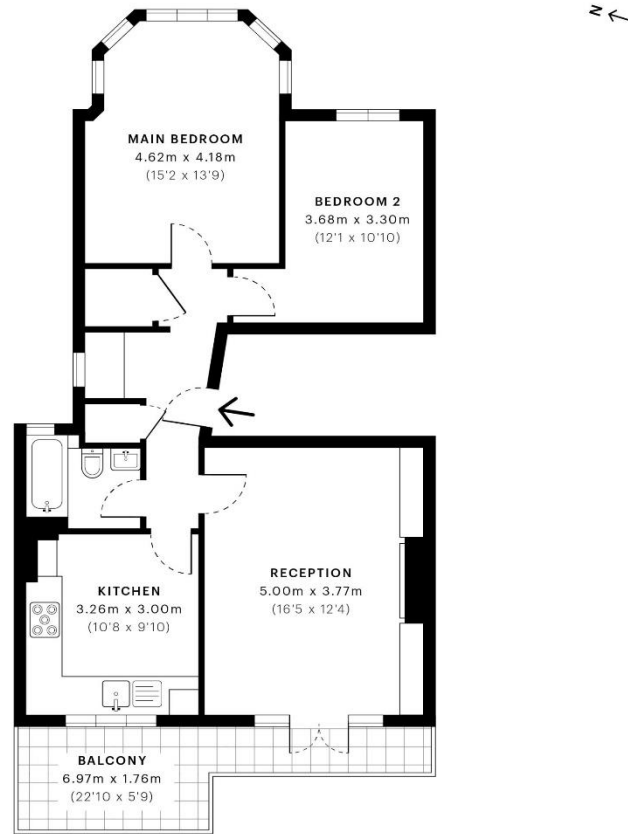
Material Information:

The property is held on a 999 year lease from the 24th June 1978. The annual ground rent is peppercorn. The building is self managed and the service charge is paid on an Ad Hoc basis.

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 D
Approx. Floor Area: 699 sqft (64.94 sqm)
Remaining Lease Term: 953 years
Annual Service Charge: Payable on an Ad Hoc basis





— First 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	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.96 sqm / 699.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.57 sqm / 662.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
8.28 sqm / 89.13 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 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 74.12 sqm / 797.82 sqft
IPMS 3C RESIDENTIAL 71.57 sqm / 770.37 sqft

SPEC ID: 613b687e99595e0de047e00c



