



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6
Price £550,000 - Share of Freehold

A one bedroom garden flat forming part of this period conversion located on a sought after road within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises of a spacious reception room, separate kitchen, double bedroom with fitted wardrobes and a bathroom incorporating a roll top bath. Externally there is a west facing private garden. The property is ideally located within walking distance to the restaurants, cafes and bars in Highgate Village and only moments away from the picturesque surroundings of Highgate Woods.

Material Information:

The property is held on a 999 year lease from the 7th November 2018. The annual ground rent is peppercorn. The service charge is £3,226 per annum. This includes the managing agents fees, buildings insurance, accountancy, grounds maintenance and a contribution towards the reserve funds. The building is managed by Prime Property Management.

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.

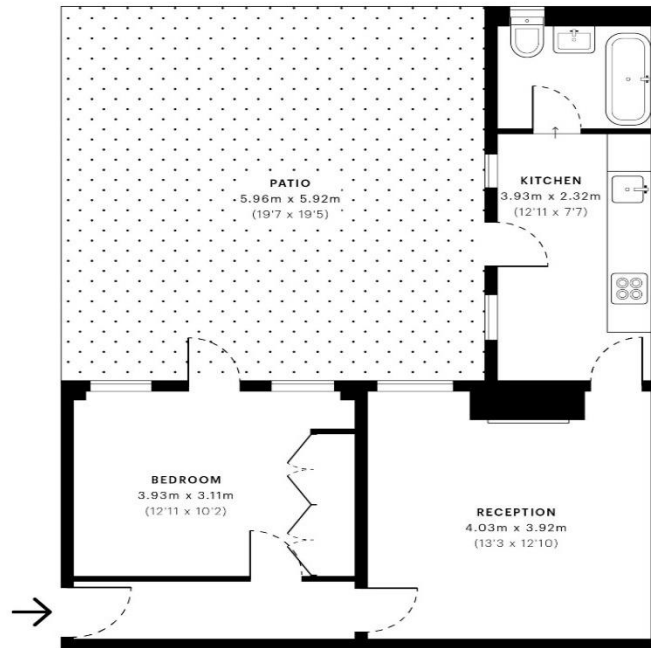
Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 489 sqft (45.43 sqm)

Remaining Lease Term: 993 years

Annual Service Charge: £3,226





— Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(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
45.42 sqm / 488.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
42.94 sqm / 462.20 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
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 45.72 sqm / 492.13 sqft
IPMS 3C RESIDENTIAL 43.25 sqm / 465.54 sqft

spec id: 62d669e45538dd0dd67fa243



