



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Talbot Road, Highgate, N6**  
**Price £300,000 - Share of Freehold**

A first floor studio apartment occupying the rear of an Edwardian period conversion situated on a sought after road within close walking distance to Highgate Underground Station. Boasting high ceilings, the accommodation comprises an entrance hallway, large studio room, separate kitchen and bathroom. The property is conveniently located within easy reach to the amenities in Highgate Village along with the picturesque surroundings of Hampstead Heath, Waterlow Park and Highgate Wood.

**Material Information:**

The property is held on a 125 year lease from the 25th December 1991. The annual service charge is £1,200. This is payable monthly and 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. There is street CPZ parking available with the property and mobile phone coverage is available.

**Council Tax:** London Borough of Haringey - Band C

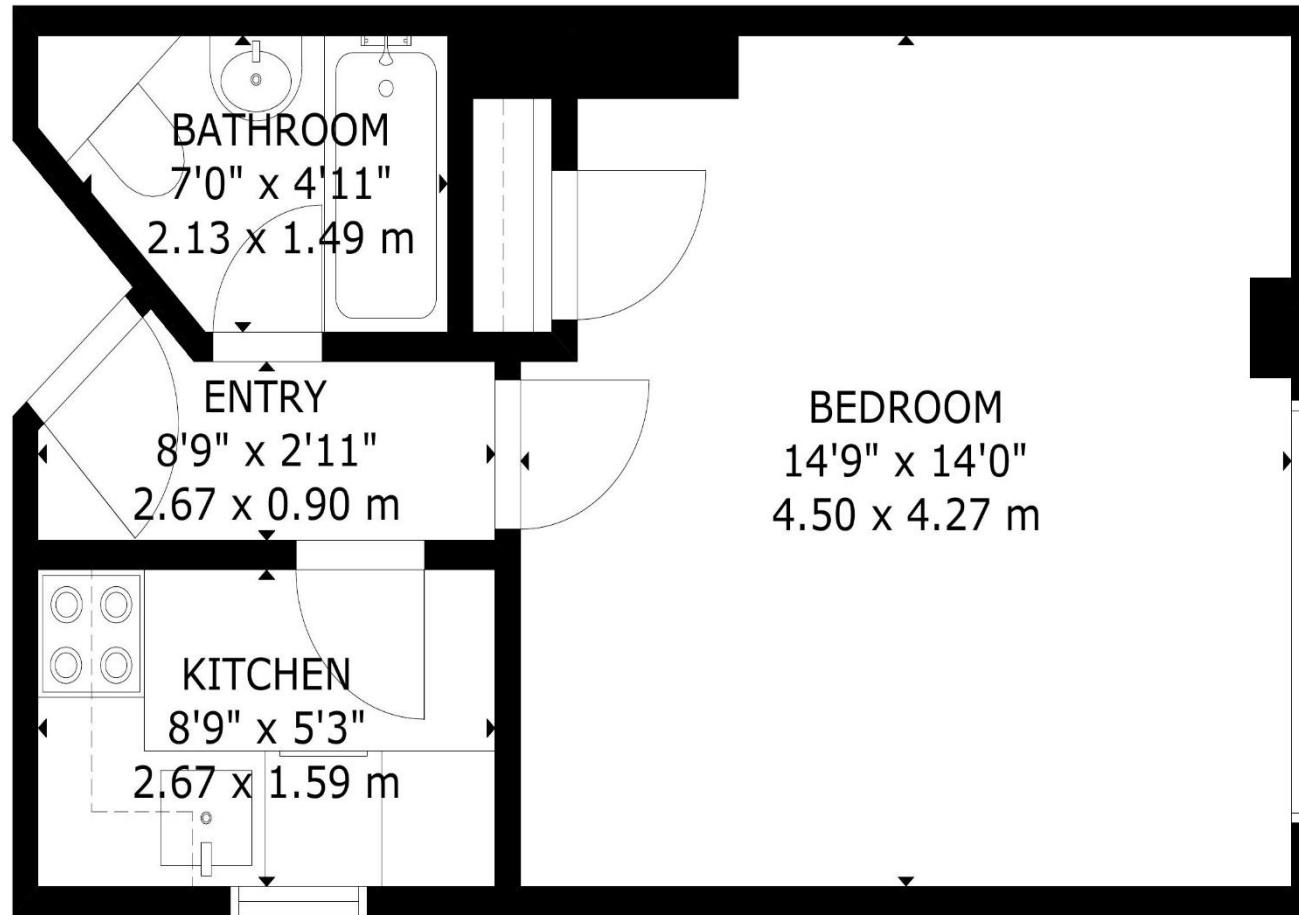
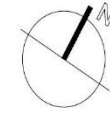
**Approx. Floor Area:** 331 sqft (30.75 sqm)

**Remaining Lease Term:** 92 years

**Annual Service Charge:** £1,200

**Annual Ground Rent:** £0





GROSS INTERNAL AREA  
TOTAL: 31 m<sup>2</sup>/331 sq.ft  
FIRST FLOOR: 31 m<sup>2</sup>/331 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>		69	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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