



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Southwood Lawn Road, Highgate, N6
Price £895,000 - Share of Freehold

A two bedroom purpose built flat designed by Douglas Steven and Partners and completed in 1965. Set on the first floor, with lift access, of this sought after landmark block only moments away from Highgate Village, the apartment comprises a large reception room leading onto a south facing balcony with views across the well maintained communal gardens, separate kitchen, dining area/second reception, two double bedrooms, shower room and an en-suite bathroom. Further benefits include double glazed windows and access to a swimming pool. The property is ideally situated only moments away from Highgate Underground Station and within close walking distance of Hampstead Heath and Kenwood House.

Material Information:

The property is held on a 150 year lease from the 24th June 1982. The annual ground rent is £50 and the annual service charge is £8,347.08p, payable quarterly. This payment includes the heating, hot water, cold water rates, on site caretaker, buildings insurance and a contribution towards the sinking fund. The balance of the sinking fund is currently £515,954. The building is managed by Faraday Property Management. All residents can obtain membership to use the swimming pool but this is subject to an additional cost.

The property has 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: 899 sqft (83.52 sqm)

Remaining Lease Term: 108 years

Annual Service Charge: £8,347.08

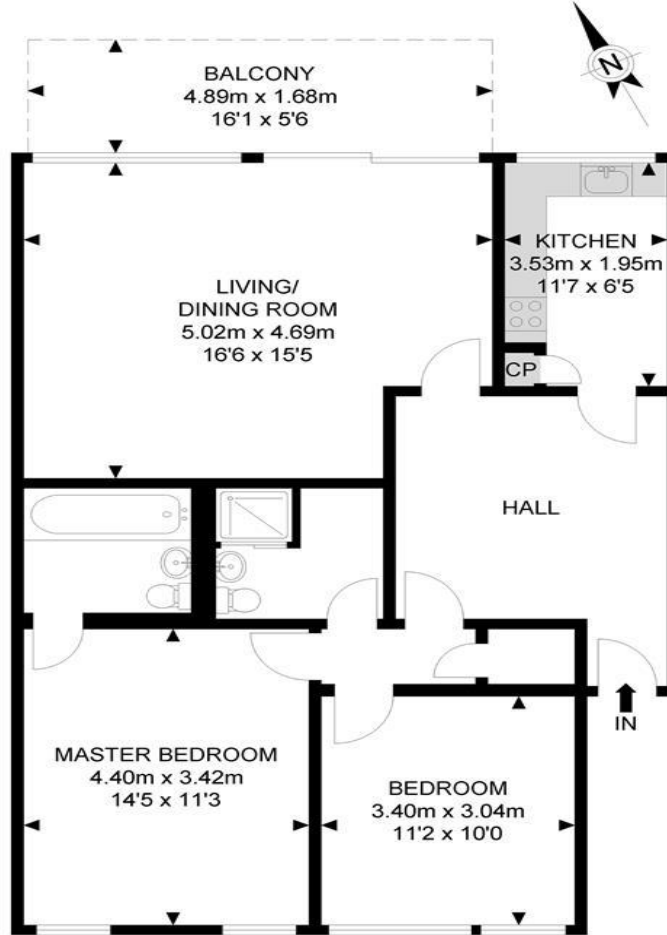
Annual Ground Rent: £50



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Southwood Park



1st Floor

APPROX. GROSS INTERNAL FLOOR AREA 898.78 SQ FT / 83.50 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 101.18 SQ FT / 9.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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