



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Pemberton Gardens, Archway, N19
Price £650,000 - Share of Freehold

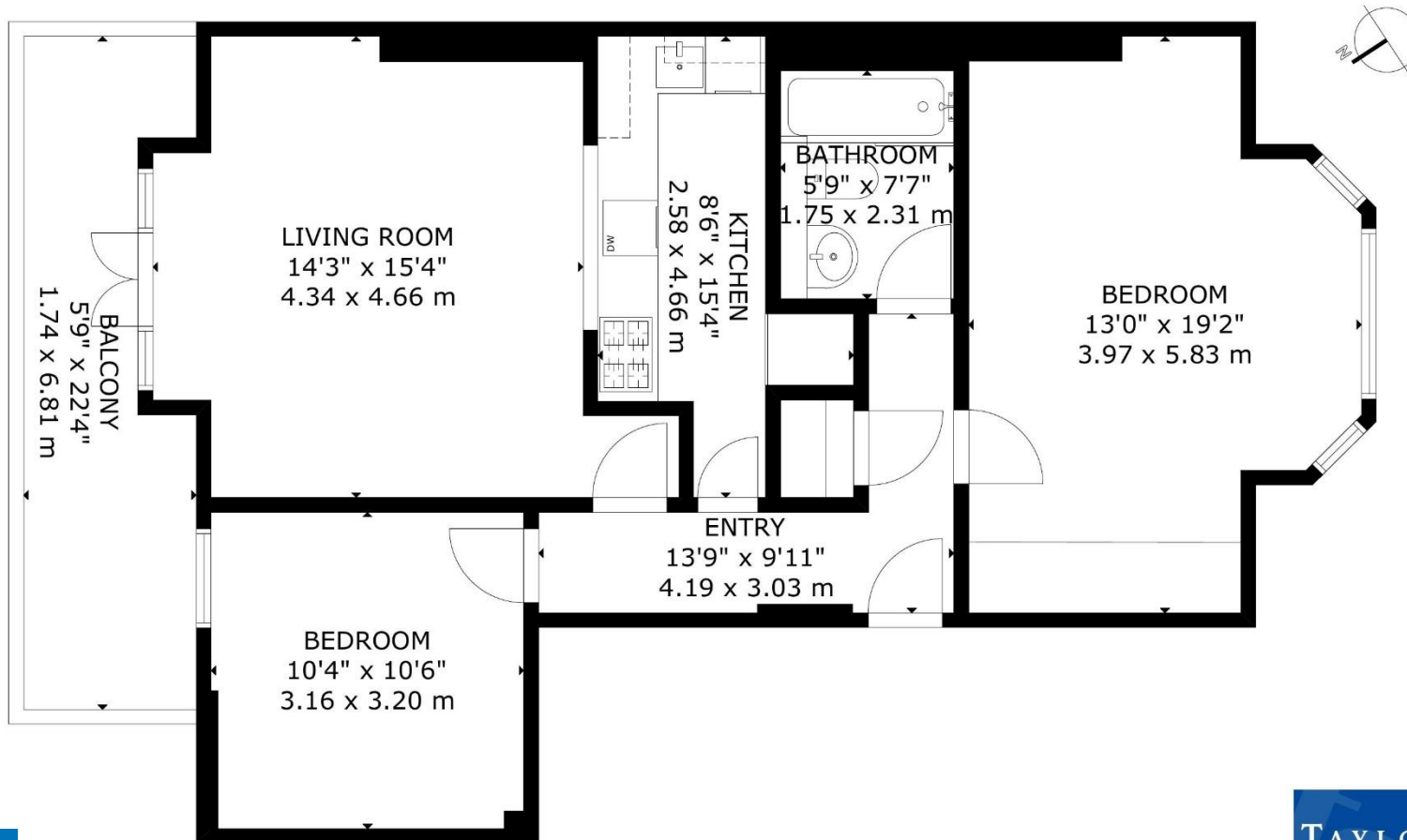
A two bedroom apartment with a large south facing balcony occupying the raised ground floor of a grand period conversion situated on a sought after road within close walking distance to Archway Underground Station. The accommodation comprises a large reception room providing access to the balcony, a separate kitchen, two bedrooms, the primary benefiting from floor to ceiling windows and fitted wardrobes, and a bathroom. Externally the property has a large 22 ft wide balcony and access to a communal garden. The property is located in the heart of the St John's Grove Conservation Area, numerous cafés, bars and shops can be found nearby on Junction Road, along with good transport links at Archway and Upper Holloway.

Material Information:

The property is held on a 999 year lease from the 25th December 1998. There is no ground rent and the service charge is payable on an Ad Hoc Basis. It's normally in the region of £1,000 per annum. The building is self managed by the residents. 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.

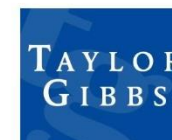
Council Tax: London Borough of Islington - Band E
Approx. Floor Area: 781 sqft (72.56 sqm)
Remaining Lease Term: 973 years
Annual Service Charge: £1,000 approximately





GROSS INTERNAL AREA
 TOTAL: 73 m²/781 sq.ft
 FIRST FLOOR: 73 m²/781 sq.ft
 EXCLUDED AREAS: BALCONY: 10 m²/110 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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	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	



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