



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Ashmount Road, Whitehall Park, N19
Price £650,000 - Share of Freehold

A three bedroom apartment arranged over the first and second floors of an Edwardian period conversion with a balcony located in the heart of Whitehall Park. Flooded in natural light and benefiting from an array of period features, the accommodation comprises a south-west facing reception room, separate eat in kitchen, providing access to the balcony, three bedrooms and a bathroom. The property is conveniently situated within walking distance to Archway Underground Station along with the amenities on both Highgate High Street and Crouch End Broadway.

Material Information:

The property is held on a 125 year lease from the 25th December 2001. The annual ground rent is peppercorn and the annual service charge is payable on an Ad Hoc basis i.e. as and when any costs are due. The building is self managed by the owners of the the two properties in the building.

The property has gas central heating and 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.

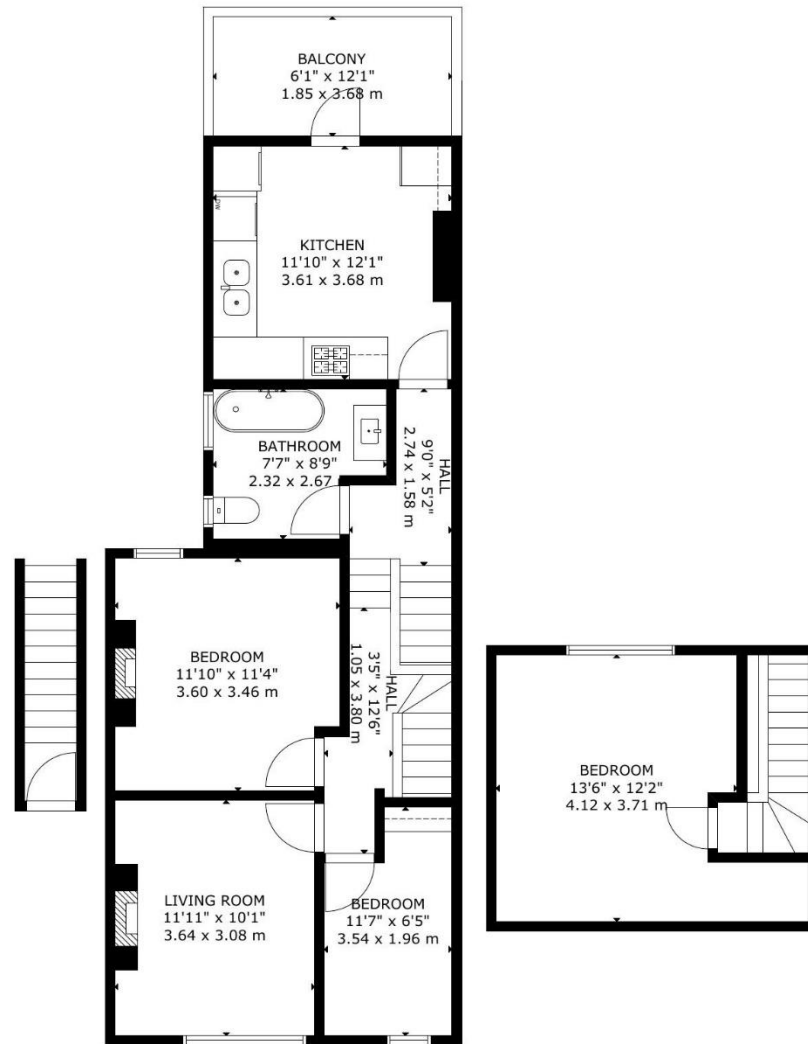
Council Tax: London Borough of Islington - Band E

Approx. Floor Area: 912 sqft (84.73 sqm)

Remaining Lease Term: 102 years

Annual Service Charge: Ad Hoc





GROSS INTERNAL AREA
TOTAL: 85 m²/912 sq ft

EXCLUDED AREAS: BALCONY: 7 m²/73 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT
Tel: 020 8341 0123
enquiries@taylorgibbs.co.uk
www.taylorgibbs.co.uk

