



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Bishops Road, Highgate, N6
Price £600,000 - Leasehold

A top floor one bedroom apartment with a balcony on the fourth floor, with lift access, of this portered purpose built block situated only moments away from Highgate Underground Station. Flooded in natural light and boasting floor to ceiling double glazed windows throughout, the accommodation comprises a large reception room that is open plan to a fully fitted kitchen, double bedroom with a fitted wardrobe, bathroom and utility cupboard. Externally the property has a large balcony with a tree top outlook overlooking the communal gardens to the rear of the building. Further benefits include a video entry phone system and the property is conveniently located within close walking distance to the local amenities in Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

Material Information:

The property is held on a 125 year lease from the 9th August 2016. The annual ground rent is £400 and the annual service charge is £2,727.86. The building is managed by Remus Management Limited.

The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band E

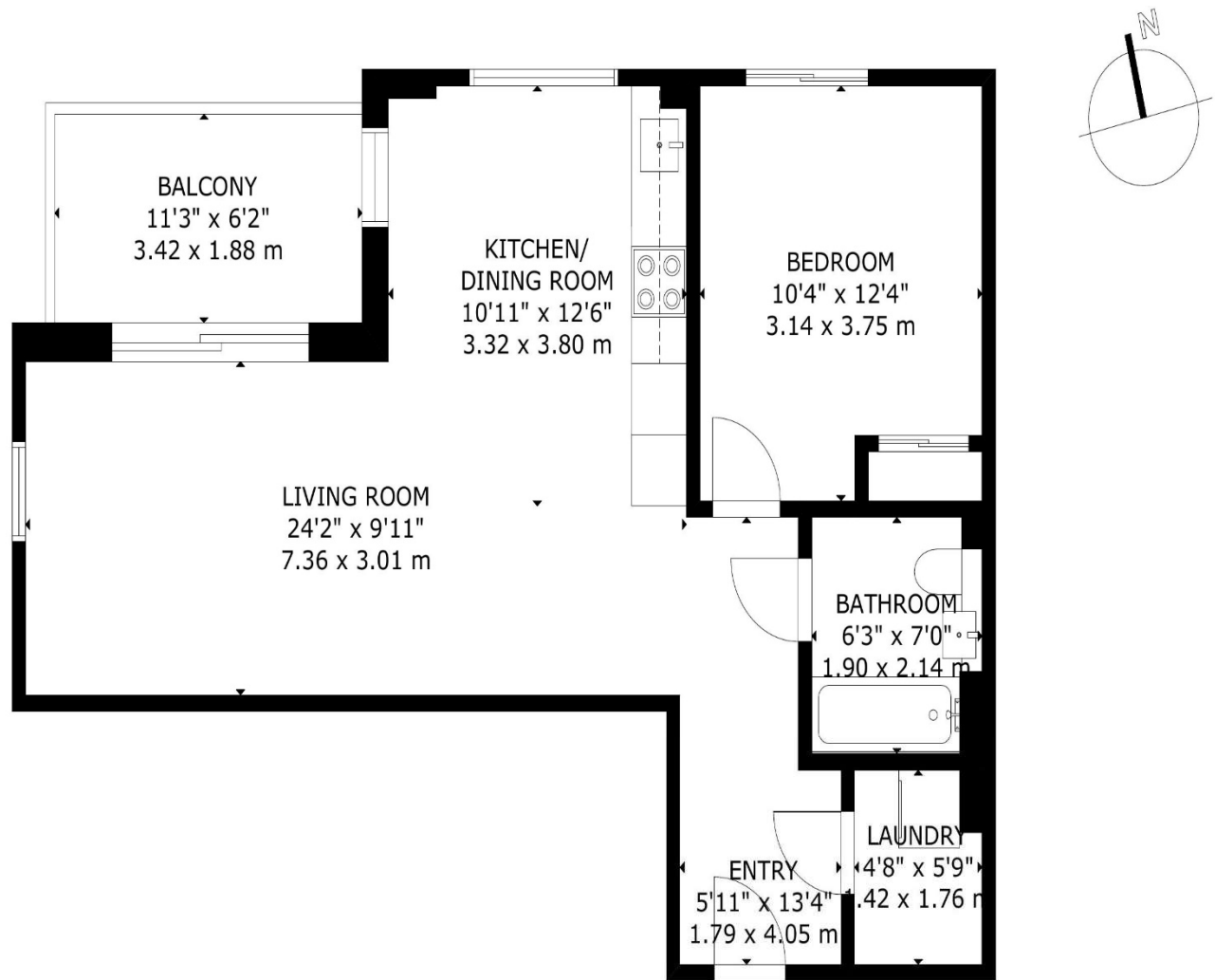
Approx. Floor Area: 612 sqft (56.86 sqm)

Remaining Lease Term: 117 years

Annual Service Charge: £2,727.86

Annual Ground Rent: £400





GROSS INTERNAL AREA
 TOTAL: 57 m²/612 sq.ft
 4TH FLOOR: 57 m²/612 sq.ft
 EXCLUDED AREAS: BALCONY: 6 m²/69 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOOR



