



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Tudor Close, Highgate, N6
Price £435,000 - Leasehold

A two bedroom top floor purpose built apartment located on a quiet cul-de-sac within close walking distance to Highgate Underground Station. Double glazed throughout and boasting wooden floors, the accommodation comprises a spacious reception room with a Juliette balcony, separate kitchen, two bedrooms and bathroom. There is parking available on the close and a permit is required. The property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

Material Information:

The property is held on a 125 year lease from the 5th November 1990. The annual ground rent is £10 and the annual service charge is £1,948. This includes the properties contribution towards the buildings insurance, communal cleaning and management fees. The building is managed by Haringey London. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 521 sqft (48.4 sqm)

Remaining Lease Term: 90 years

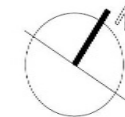
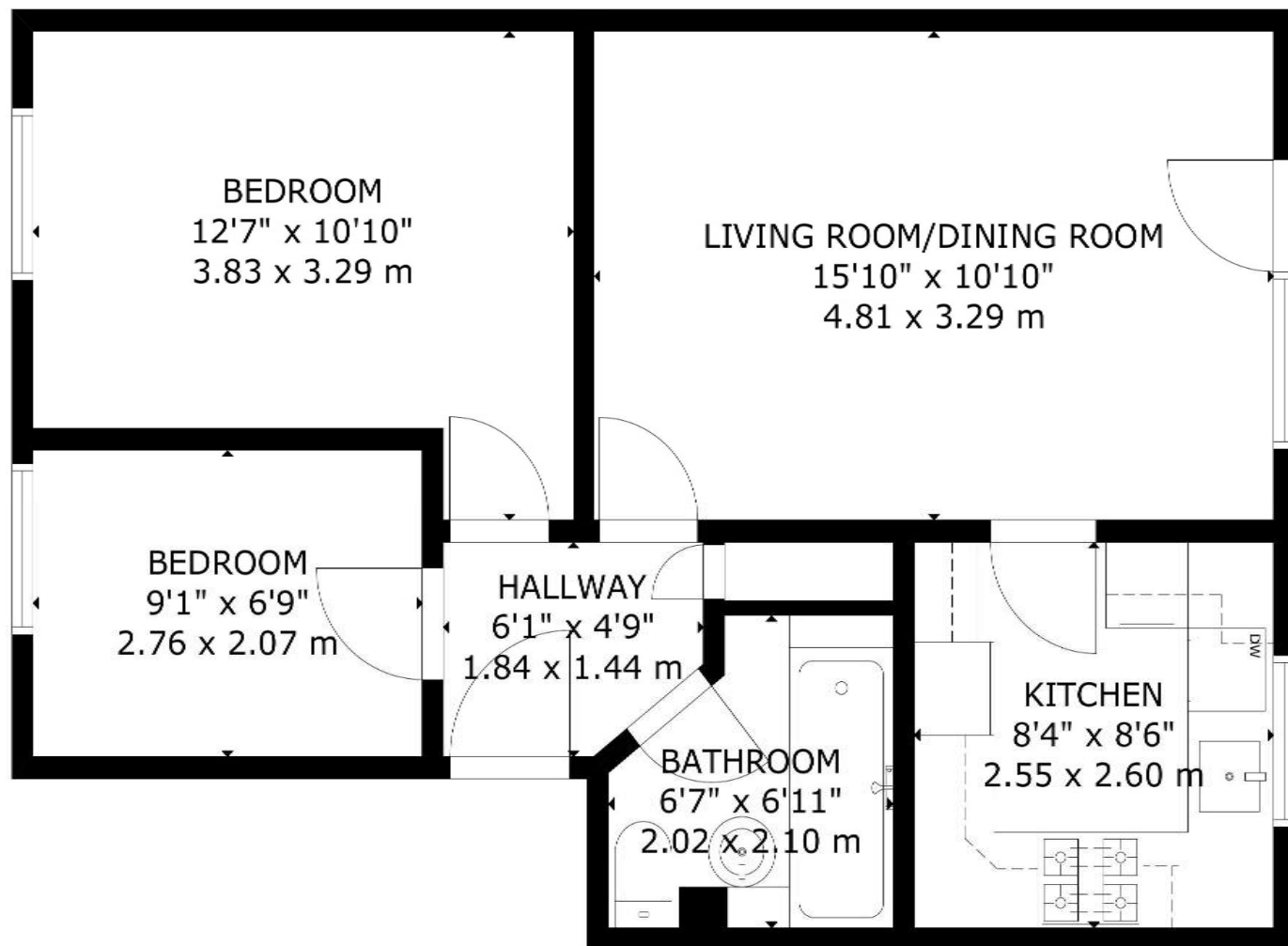
Annual Service Charge: £1,948

Annual Ground Rent: £10



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GROSS INTERNAL AREA
TOTAL: 48 m²/521 sq.ft
SECOND FLOOR: 48 m²/521 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(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	



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

