



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Wembury Mews, Highgate, N6  
Price £595,000 - Share of Freehold

A newly refurbished two bedroom apartment accessed from a quiet cobbled mews and situated within close walking distance to Highgate Underground Station. Flooded in natural light and boasting its own private entrance, the accommodation comprises a large entrance hallway, proving a usable reception area, a modern fully fitted kitchen with Quartz work surfaces open plan to the reception room, two bedrooms and a luxurious bathroom. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village and within easy reach of Waterlow Park, Highgate and Queens Wood and Parkland Walk.

#### Material Information:

The property will be sold with a new 999 year lease. The annual ground rent will be peppercorn and the annual service charge is £500. It will be down to the new owners to decide if they self manage the building or instruct a managing agent so the service charge could change accordingly.

The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available on the nearby roads. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 693 sqft (64.38 sqm)

Remaining Lease Term: 999 years

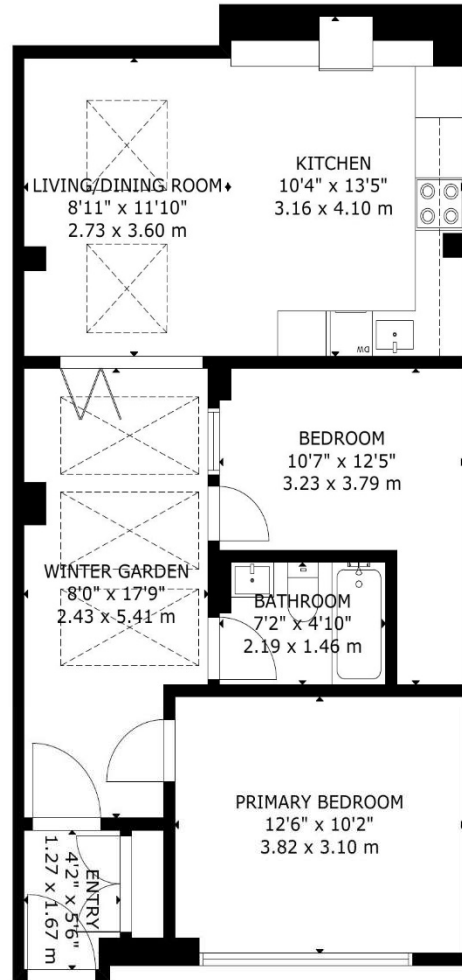
Annual Service Charge: £500



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GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/693 sq ft  
GROUND FLOOR: 64 m<sup>2</sup>/693 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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