



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Oldfield Mews, Highgate, N6
Price £1,300,000 - Freehold

A four bedroom town house with off street parking, south facing rear garden, two reception rooms and a conservatory situated in a quiet gated development within walking distance to Highgate Village. Arranged over three floors, the ground floor accommodation comprises a large kitchen with space for dining, reception room, guest WC and a conservatory providing access to the garden. The first and second floors comprise a large reception room, primary bedroom with en-suite bathroom, three further bedrooms of which one has an en-suite shower room, and a family bathroom. Externally there is off street parking to the front of the property and a 59 ft south facing garden. The property is conveniently located within walking distance to both Highgate and Archway Underground Stations along with the picturesque surroundings of Waterlow Park.

Material Information:

The property is Freehold with gas central heating. There is an annual contribution for the mews towards the electric gates, etc of approximately £475. Broadband is available and the building is serviced by electricity and mains water and sewerage. There is off street parking for 1/2 cars. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band G

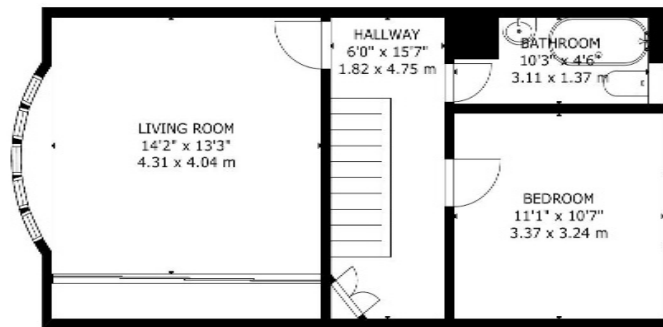
Approx. Floor Area: 1640 sqft (152.36 sqm)

Annual Contribution Towards the Mews: £475

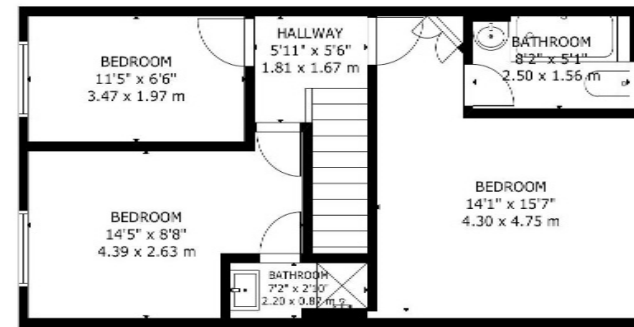


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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		85
(81-91)	B		
(69-80)	C	75	
(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	

GROSS INTERNAL AREA
TOTAL: 153 m²/1,640 sq.ft
GROUND FLOOR: 58 m²/623 sq.ft, FIRST FLOOR: 48 m²/512 sq.ft, GROUND FLOOR: 47 m²/505 sq.ft
EXCLUDED AREAS: FRONT GARDEN: 47 m²/501 sq.ft, REAR GARDEN: 74 m²/795 sq.ft, SHED: 2 m²/22 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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