



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6  
Price £450,000 - Share of Freehold

A split-level one bedroom flat on the first and top floors of an Edwardian period conversion situated within close walking distance to Highgate and Archway Underground stations and with easy access, by bus or tube, to the West End or the City. Flooded in natural light, the first floor comprises a spacious south-east facing reception room with secondary double glazing leading to a separate fully-fitted kitchen. A WC cloakroom is situated in the entrance hallway. A staircase leads to the upper floor comprising a large double bedroom with built-in wardrobes and airing cupboard and a light and airy bathroom with velux window. There is also ample storage to eaves on the landing. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and is only moments away from Parkland Walk.

#### Material Information:

The property is held on a 999 year lease from the 29th March 1984. The service charge is payable on an Ad Hoc basis and the building is self managed by the owners, Langdon Park Road Freehold Ltd.

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

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 538 sqft (50 sqm)

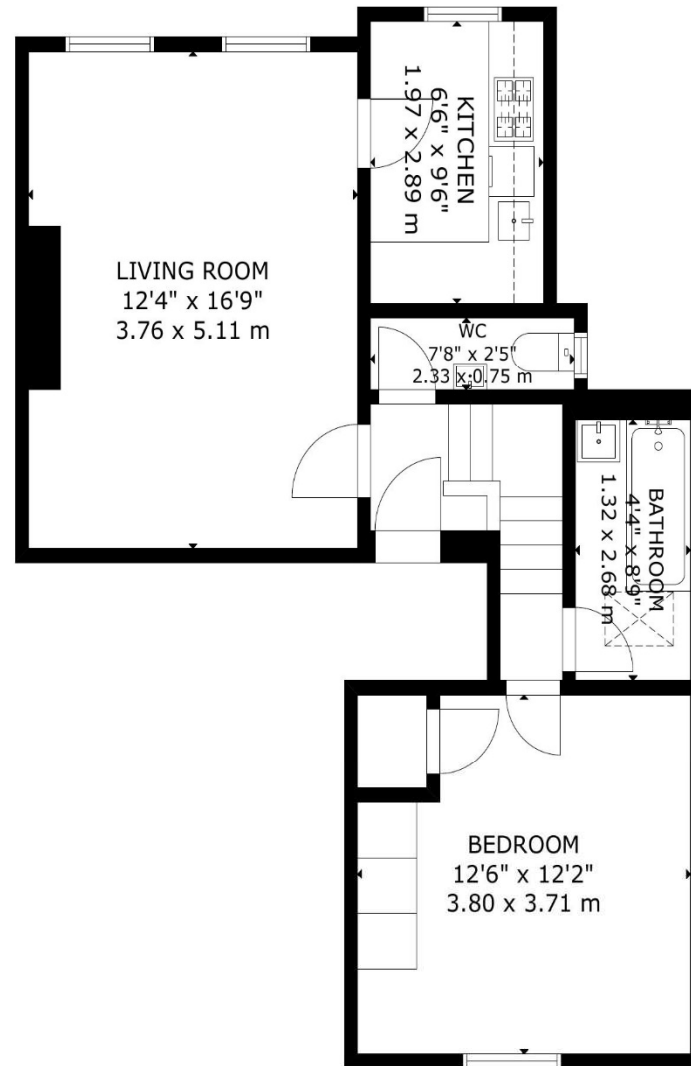
Remaining Lease Term: 958 years

Annual Service Charge: Payable on an Ad Hoc basis



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GROSS INTERNAL AREA  
TOTAL: 50 m<sup>2</sup>/542 sq ft  
FIRST FLOOR: 50 m<sup>2</sup>/542 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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