



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Thornbury House, Highgate, N6
Price £625,000 - Share of Freehold

A two bedroom second floor apartment with lift access and a balcony situated in a private gated purpose built block, and forming part of one of Highgate's most popular complexes. The accommodation comprises a spacious reception room which opens onto the balcony, separate kitchen, two bedrooms, bathroom, large entrance hallway and a guest WC . Additional benefits to the property are the use of a residents only indoor swimming pool, lift access, a separate storage room and a secure underground parking space. The property is conveniently located close to the amenities of Highgate Village and positioned in close proximity to both Archway and Highgate Underground Stations.

Material Information:

The property is held on a 125 year lease from the 29th September 1986. The annual ground rent is peppercorn and the annual service charge is £5,500. The building is managed by Dillons.

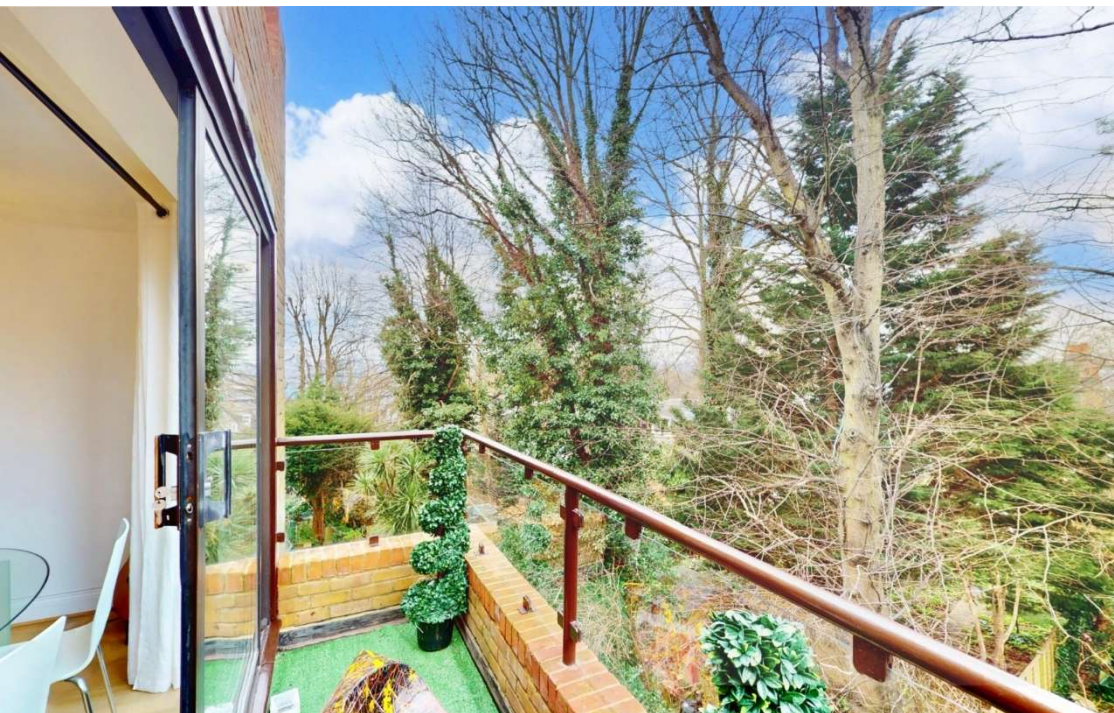
The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available

Council Tax: London Borough of Islington - Band F

Approx. Floor Area: 736 sqft (68.38 sqm)

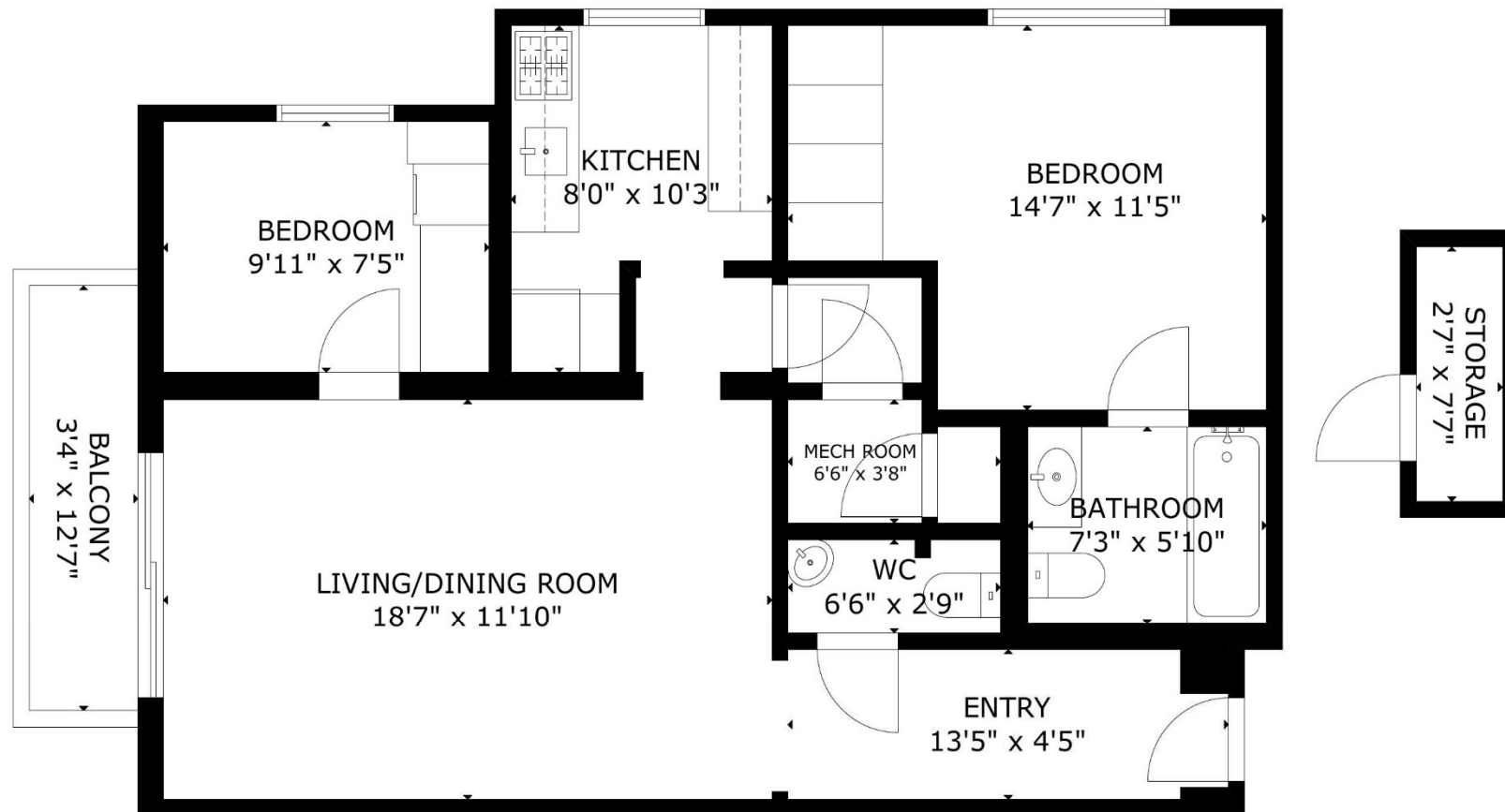
Remaining Lease Term: 86 years

Annual Service Charge: £5,500



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(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: 736 sq.ft
SECOND FLOOR: 736 sq.ft
EXCLUDED AREAS: BALCONY: 42 sq.ft, STORAGE: 20 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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