



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Great North Road, Highgate, N6**  
**Price £265,000 - Share of Freehold**



A first floor one bedroom apartment on the first floor of a detached Edwardian conversion situated equidistant to Highgate and East Finchley Underground Station. The accommodation comprises a reception room open plan to the kitchen, double bedroom and bathroom. The property is conveniently located within walking distance to the amenities available in both East Finchley and Highgate along with the picturesque surroundings of Highgate Wood, Cherry Tree Wood and Hampstead Heath.

#### Material Information:

The property is held on a 999 year lease from the 25th March 1988. The annual ground rent is peppercorn and the service charge is in the region of £1,200 per annum.

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 parking available and mobile phone coverage is available in the property.

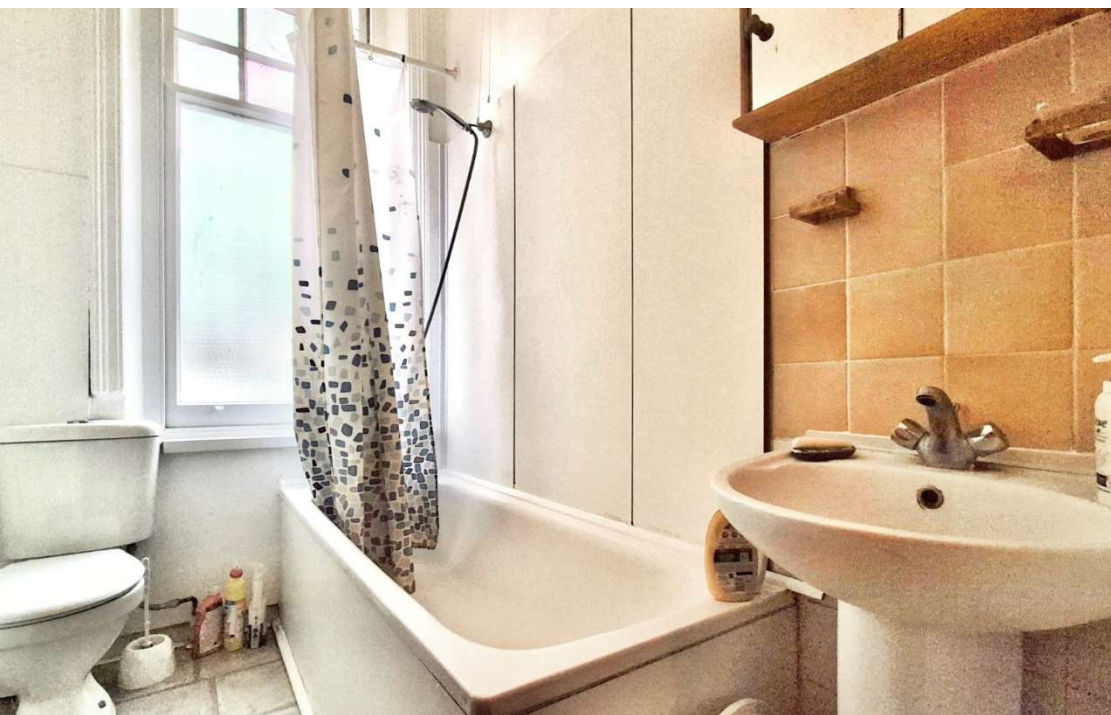
Council Tax: London Borough of Haringey - Band C

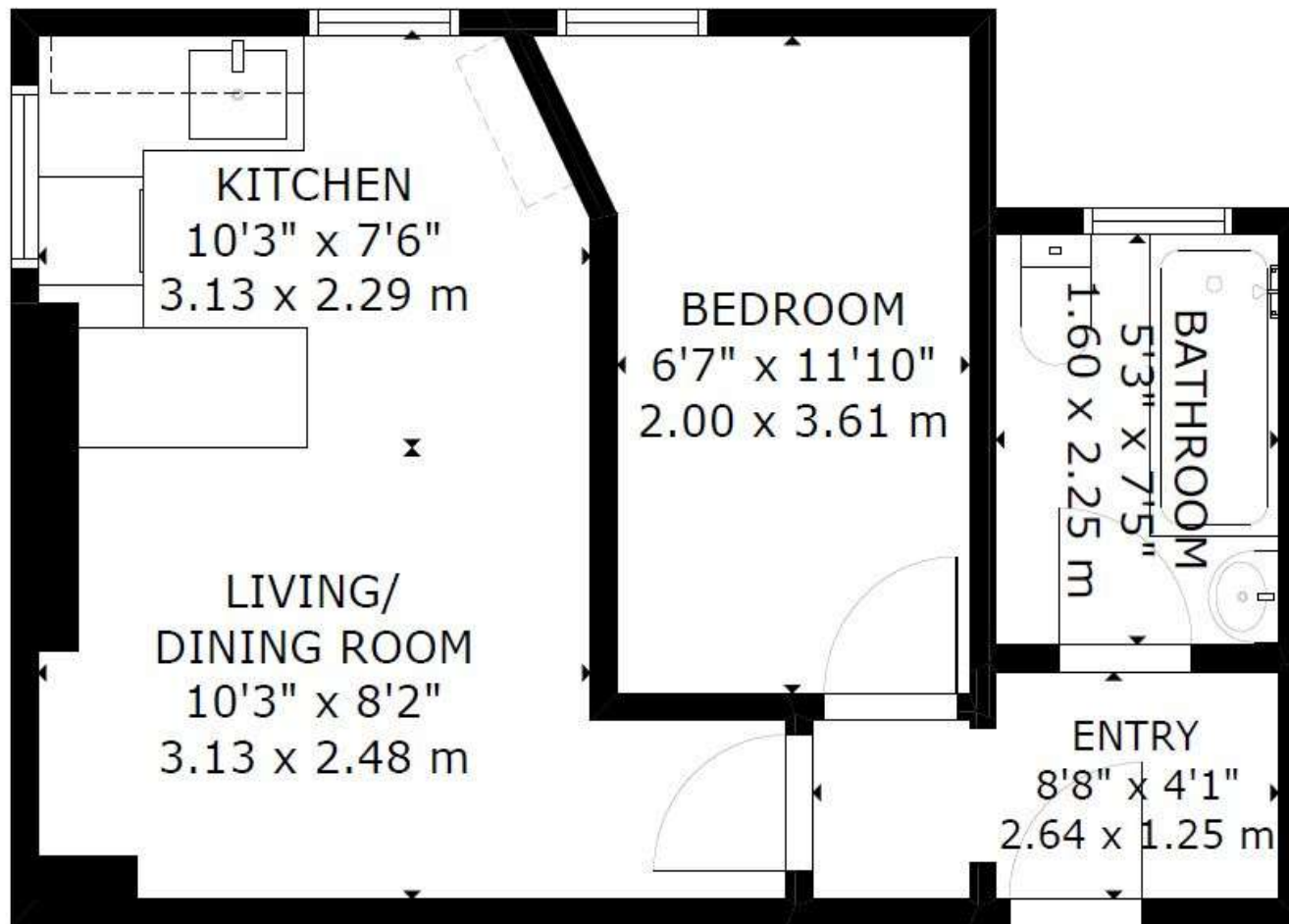
Approx. Floor Area: 338 sqft (31.4 sqm)

Remaining Lease Term: 963 years

Annual Service Charge: £1,200

Annual Ground Rent: £0





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(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	

GROSS INTERNAL AREA  
TOTAL: 31 m<sup>2</sup>/338 sq.ft  
FIRST FLOOR: 31 m<sup>2</sup>/338 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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