



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hampstead Lane, Highgate, N6  
Price £1,600,000 - Share of Freehold



A five bedroom maisonette arranged over the first and second floors of a grand period conversion only moments away from the heart of Highgate Village. Accessed from a private entrance, the first floor accommodation comprises a spacious double reception room, separate kitchen, guest WC and the fifth bedroom/study. The top floor comprises four bedrooms, a shower room, and an en-suite bathroom to the master bedroom. Further benefits include double glazed windows throughout and views over Hampstead Heath. The property is conveniently located within close walking distance to Hampstead Heath and Kenwood House and only moments away from the restaurants, cafes and bars available in Highgate Village.

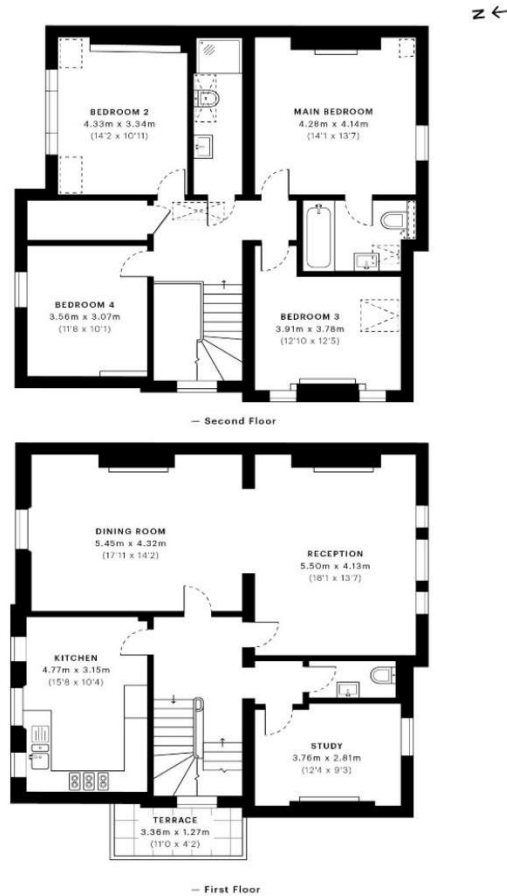
The property is currently occupied but is being sold chain free. The photographs were taken prior to the current occupants moving into the property.

#### Material Information:

The property is held on a 125 year lease from the 13th February 1995. The service charge is payable on an Ad Hoc basis and the building is self managed by the owners. 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 Camden - Band F  
Approx. Floor Area: 1981 sqft (184.04 sqm)  
Remaining Lease Term: 95 years  
Annual Service Charge: Ad Hoc





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>		
(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	73	80
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
184.08 sqm / 1981.42 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
158.79 sqm / 1709.20 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.93 sqm / 20.77 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 171.75 sqm / 1848.70 sqft  
IPMS 3C RESIDENTIAL 160.44 sqm / 1726.96 sqft

spec id: 6304fd0c3fbc3b0dd8a38ae1



