



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6
£350,000 - Share of Freehold**

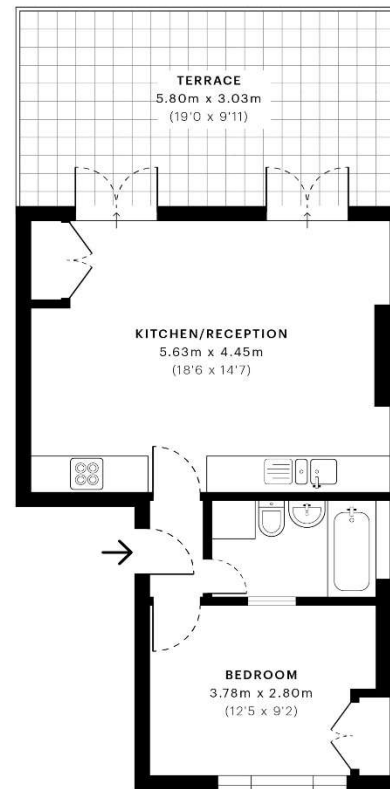
A first floor one bedroom apartment forming part of this period conversion only moments away from Highgate Underground Station. Boasting a large decked south west facing roof terrace, the accommodation comprises a spacious reception room open plan to the kitchen, double bedroom with fitted wardrobes and a bathroom. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village and within easy reach of Waterlow Park, Highgate and Queens Wood and Parkland Walk. The property includes a share of the freehold and is available chain free.

Material Information:

The property is held on a 125 year lease with 120 years remaining. The service charge is payable on an Ad Hoc basis. The building is managed by the flat owners. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. The flood risk for Surface Water and Rivers and Sea are assessed as very low on the Flood Risk Summary for the area. The Flood Risks of Groundwater and Reservoirs are both unlikely in this area.

Council Tax: London Borough of Haringey - Band C
Approx. Floor Area: 456 sqft (42.36 sqm)
Remaining Lease Term: 991 years
Annual Service Charge: Ad Hoc
Annual Ground Rent: Peppercorn





— First Floor

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



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and graphics are illustrative only and are used for all associated data.
(Due to rounding, numbers may not add up precisely.)
All measurements shown for the individual room lengths and widths
are the measured points of measurement captured in the scan.

(TOTAL GROSS AREA) 10,000 sqm / 107,639 sqft
(TOTAL NET AREA) 10,000 sqm / 107,639 sqft

SPEC ID: 5641886fc876dfe0dc292181d



