



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6  
Price £525,000 - Leasehold

A one bedroom Edwardian period conversion with a large south-east facing garden and a private entrance situated within close walking distance from Highgate Underground Station. In need of some internal modernisation, the split level accommodation comprises entrance hallway with built in storage, reception room, separate large kitchen with space for dining and providing access to the garden, double bedroom with fitted wardrobes and bathroom. Externally the property has a large south-east facing garden incorporating a patio, lawn, various flower beds and a summer house. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

#### Material Information:

The property is held on a 189 year lease from the 25th December 1977. The service charge is payable on an Ad Hoc basis, as and when costs are due, and the ground rent is peppercorn.

The building is managed by Alan Matey Limited.

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 with restrictions from 10am to 12pm, Monday to Friday, and mobile phone coverage is available in the property.

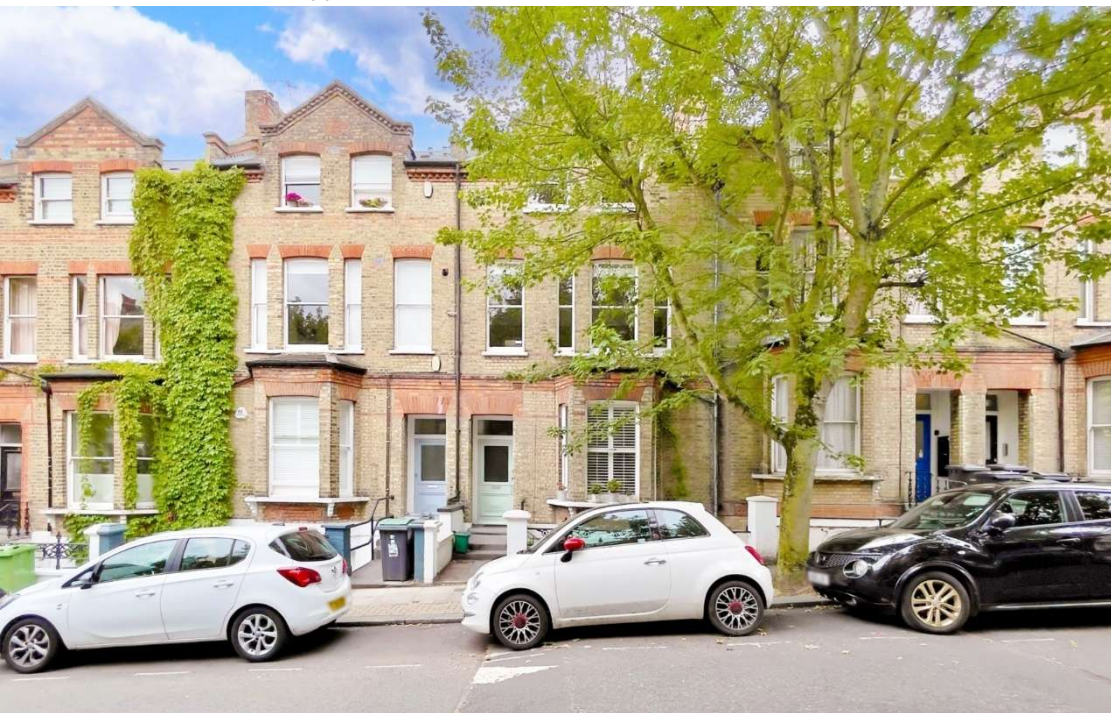
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 656 sqft (60.94 sqm)

Remaining Lease Term: 141 years

Annual Service Charge: Ad Hoc – payable as and when costs are due

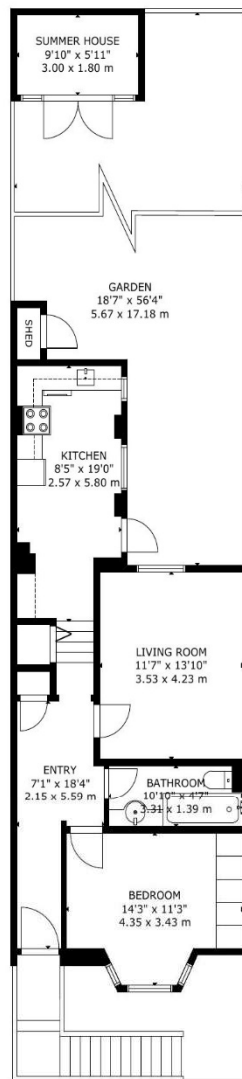
Annual Ground Rent: Peppercorn



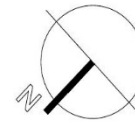
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 79        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |



GROSS INTERNAL AREA  
TOTAL: 61 m<sup>2</sup>/656 sq.ft  
GROUND FLOOR: 61 m<sup>2</sup>/656 sq.ft  
EXCLUDED AREAS: GARDEN: 85 m<sup>2</sup>/910 sq.ft, SUMMER HOUSE: 5 m<sup>2</sup>/58 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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