



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Archway Road, Archway, N19
Price £375,000 - Share of Freehold

A spacious one bedroom first floor Edwardian period conversion situated within close walking distance to Archway Underground Station. Boasting an array of period features throughout, the accommodation comprises a large reception room with dual aspect double glazed windows, a separate kitchen with space for dining, bathroom and a double bedroom. The property is located within easy reach of Highgate Village, with its selection of shops, cafes and restaurants, and the picturesque surroundings of Waterlow Park.

Material Information:

The property is held on a 999 year lease from the 24th December 1989. The service charge is approximately £500 per annum, which contributes towards the buildings insurance. 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 parking available on the surrounding roads. Mobile phone coverage is available in the property. The flood risk for Surface Water and from Rivers and Sea are assessed as very low on the Flood Risk Summary for the area. The Flood Risks from Groundwater and Reservoirs are both unlikely in this area.

Council Tax: London Borough of Islington - Band C

Approx. Floor Area: 547 sqft (50.82 sqm)

Remaining Lease Term: 963 years

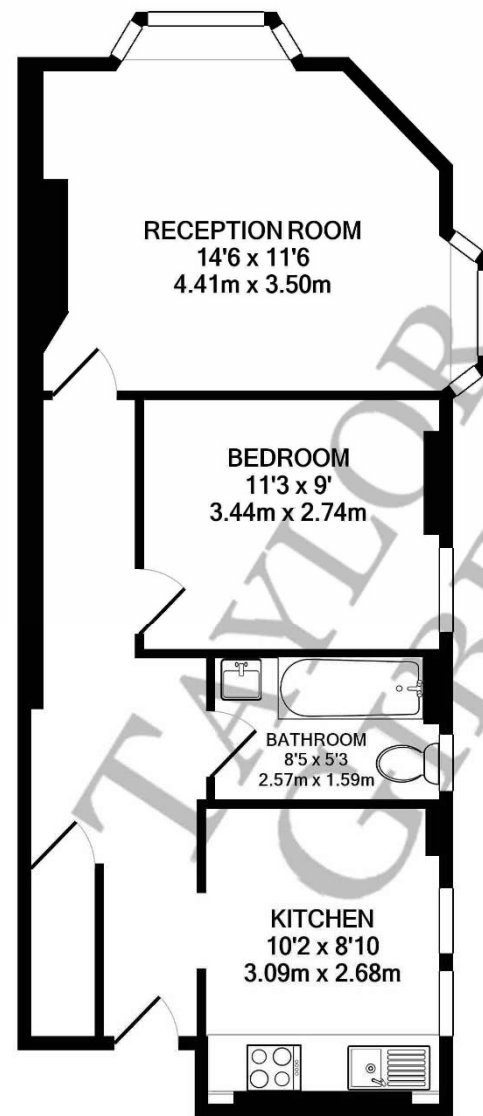
Annual Service Charge: £500

Annual Ground Rent: Peppercorn



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1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ARCHWAY ROAD N19
TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only



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