



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hillcrest, Highgate, N6
Price £500,000 - Leasehold

A spacious two bedroom second floor purpose built apartment situated within close walking distance to Highgate Underground Station. Benefiting from double glazed windows throughout and flooded in natural light, the accommodation comprises a spacious reception room with original parquet flooring and a dual aspect outlook, separate kitchen, two double bedrooms, bathroom and a separate WC. Externally the property has a balcony and access to well maintained communal gardens. The property is conveniently located within close walking distance to the restaurants, cafes and bars in Highgate Village along with the picturesque surroundings of Highgate Wood and Waterlow Park.

Material Information:

The property is held on a 125 year lease from the 13th May 1991. The ground rent is £10 per annum and the service charge is £2,960.43 per annum. This includes the properties contribution towards the buildings insurance, communal electricity, garden and property maintenance, minor works, day to day repairs and the managing agents fees. The building is managed by Haringey London.

The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is free street parking available on Hillcrest, and mobile phone coverage is available in the property.

Flood Risk - The yearly chance of flooding and yearly chance of flooding between 2040 and 2060 from Surface Water is assessed as very low. The yearly chance of flooding and yearly chance of flooding between 2036 and 2069 from 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 D

Approx. Floor Area: 694 sqft (64.47 sqm)

Remaining Lease Term: 91 years

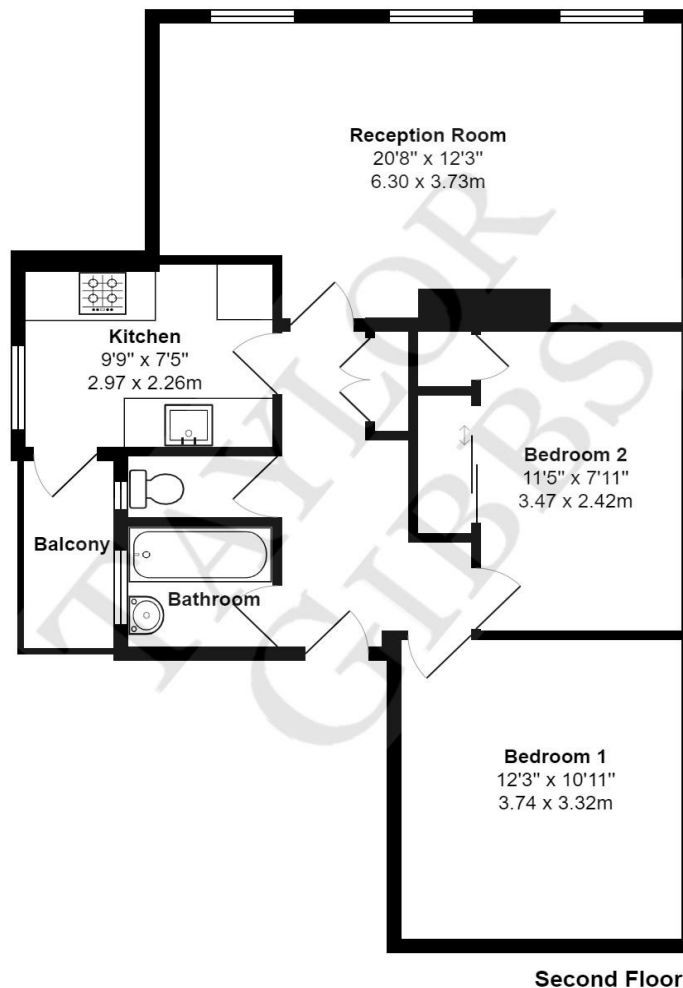
Annual Service Charge: £2,960

Annual Ground Rent: £10



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Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Montgomery House N6

Total Area: 694 ft² ... 64.5 m²

All measurements are approximate and for display purposes only



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