



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

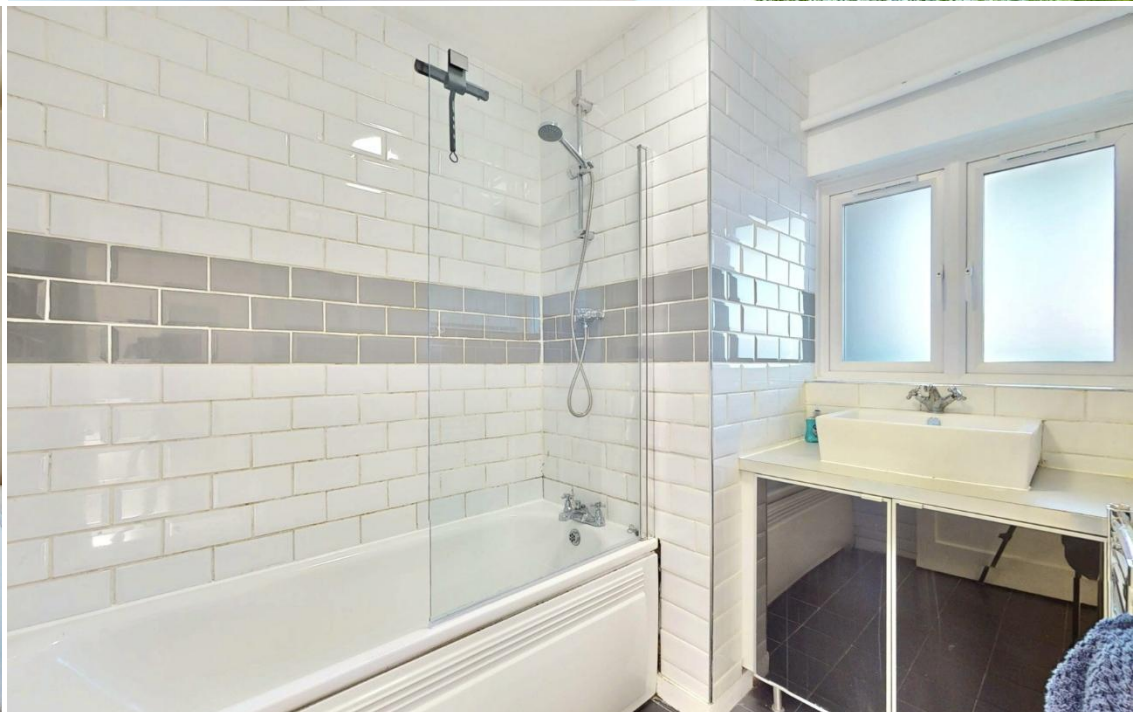
Aylmer Road, East Finchley, N2
Price £475,000 - Leasehold

A two bedroom third floor purpose built apartment with lift access and a south facing balcony with far reaching views over Highgate Golf Club. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, bathroom and two double bedrooms. Further benefits include off street parking on a first come first served basis, double glazed windows, a covered front balcony, which provides a large amount of storage space, and a large south facing communal garden. The apartment is ideally situated within walking distance to both Highgate and East Finchley Underground Stations along with the picturesque surroundings of Hampstead Heath.

Material Information:

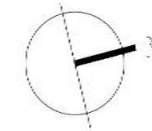
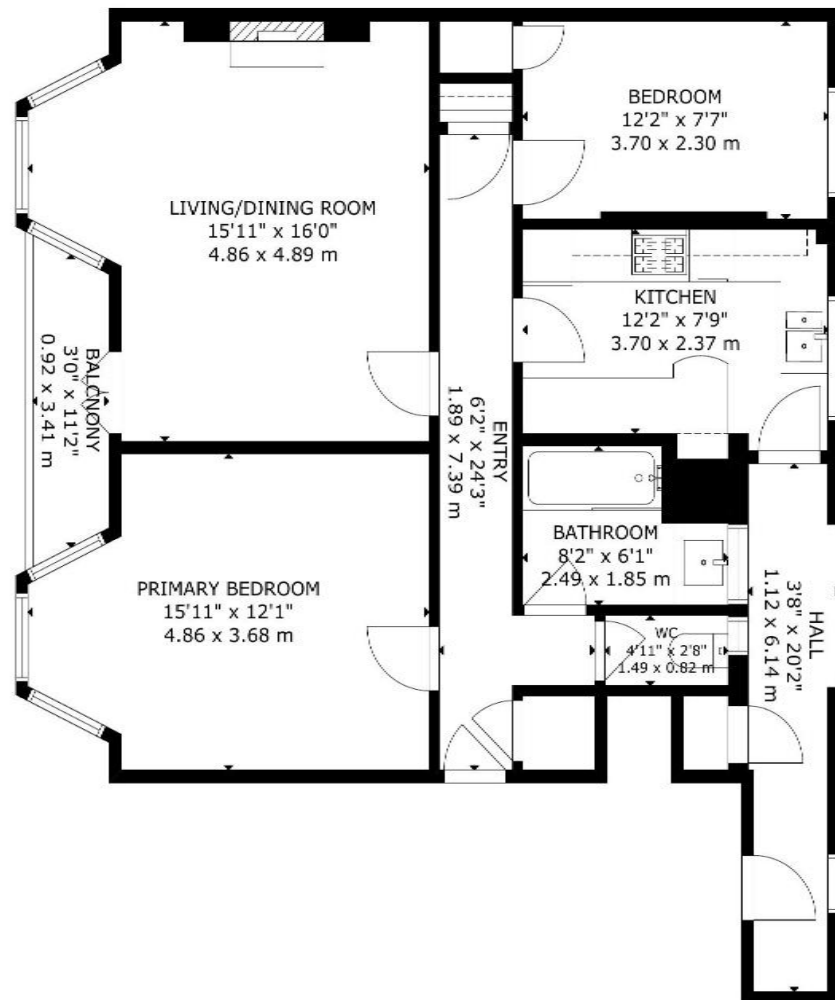
The property is held on a 125 year lease from the 25th March 1990. The annual ground rent is currently £50. This rises to £100 on the 24.03.2031 and then to £150 from the 25.03.2073. The annual service charge is £3,233.08, payable in quarterly instalments. This includes the annual buildings insurance, gardening, cleaning, accountancy fees and managing agent fee. The building is managed by Rise4. The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. There is ample off street parking on a first come first served basis and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 865 sqft (80.36 sqm)
Remaining Lease Term: 89 years
Annual Service Charge: £3,233.08
Annual Ground Rent: £50



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA
 TOTAL: 80 m²/865 sq ft
 SECOND FLOOR: 80 m²/865 sq ft
 EXCLUDED AREAS: BALCONY: 3 m²/34 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

