



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Talbot Road, Highgate, N6**  
**Price £525,000 - Share of Freehold**



A one bedroom garden flat forming part of this period conversion located on a sought after road within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception room, separate kitchen, double bedroom with fitted wardrobes and a bathroom incorporating a roll top bath. Externally there is a west facing private garden with direct access to a large communal garden. The property is ideally located within walking distance to the restaurants, cafes and bars in Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

#### Material Information:

The property is held on a 999 year lease from the 7th November 2018. The annual ground rent is peppercorn. The service charge is £2,878 per annum. This includes the managing agents fees, buildings insurance, accountancy, grounds maintenance and a contribution towards the reserve funds. The building is managed by Prime Property Management. The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 489 sqft (45.43 sqm)

Remaining Lease Term: 991 years

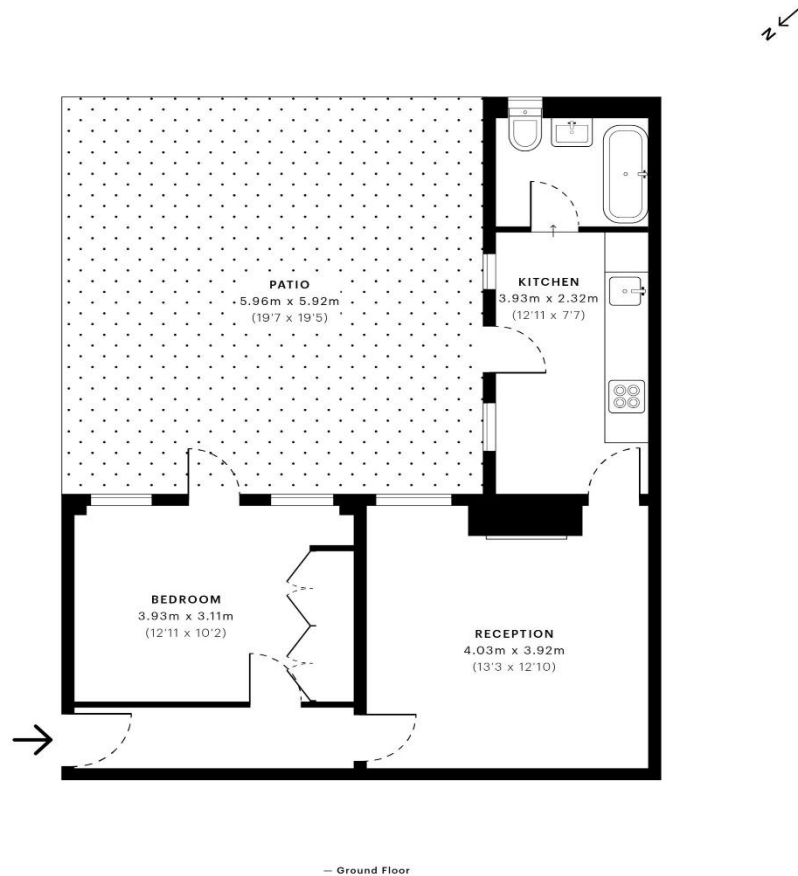
Annual Service Charge: £2,878

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	76
(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 (GIA)  
The footprint of the property  
45.42 sqm / 488.90 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
42.94 sqm / 462.20 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 45.72 sqm / 492.13 sqft  
IPMS 3C RESIDENTIAL 43.25 sqm / 465.54 sqft

SPEC ID 62d669e45538dd0dd87fa243





