

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

The Winchester Apartments, Highgate
Price £650,000 - Leasehold

An extremely spacious two bedroom, two bathroom top floor apartment, with lift access and two balconies, forming part of a boutique gated development situated within close walking distance to Highgate Underground Station. Flooded in natural light and arranged over two floors, the accommodation comprises a large reception room with a vaulted ceiling opening onto a south-west facing balcony, fitted kitchen, two large double bedrooms, the second bedroom providing access to a further balcony and the primary benefiting from an en-suite shower room, and a luxurious bathroom. Further benefits include wooden floors, an abundance of storage, underfloor heating and double-glazed windows. 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 picturesque surroundings of Parkland Walk.

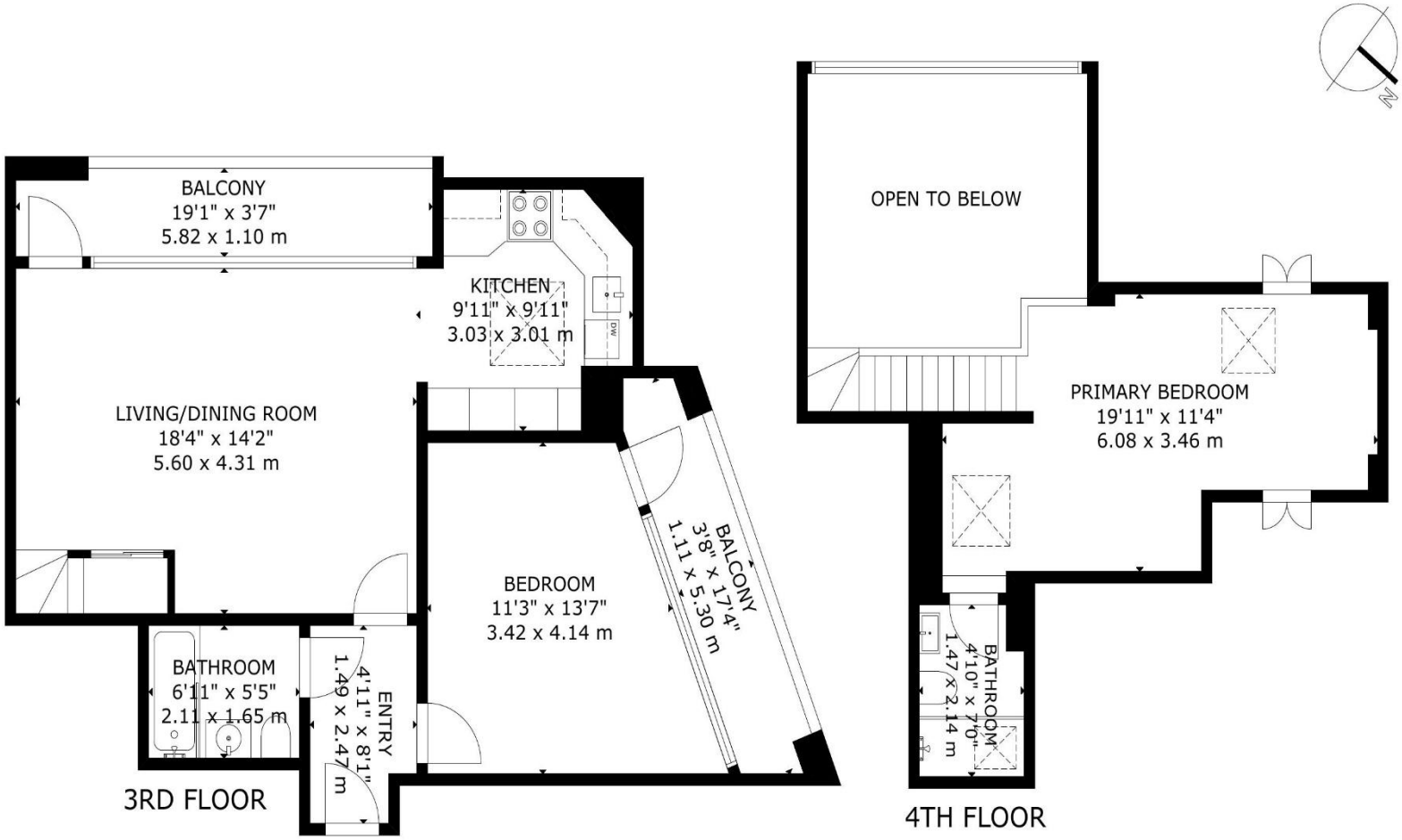
Material Information:
The property is held on a 150-year lease from the 4th December 2017. The annual service charge is £4,088.62 and the annual ground rent is £500. The service charge is payable every 6 months in instalments of £1,745.94 and the buildings insurance is £596.74 per annum The building is managed by Bamptons. The property has under floor heating and fibre broadband. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday.

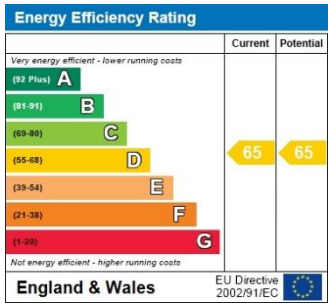
Council Tax: London Borough of Haringey - Band E
Approx. Floor Area: 853 sqft (79.25 sqm)
Remaining Lease Term: 141 years
Annual Service Charge: £4,089
Annual Ground Rent: £500











GROSS INTERNAL AREA
TOTAL: 80 m²/853 sq ft
3RD FLOOR: 56 m²/598 sq ft, 4TH FLOOR: 24 m²/255 sq ft
EXCLUDED AREAS: BALCONY: 12 m²/129 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

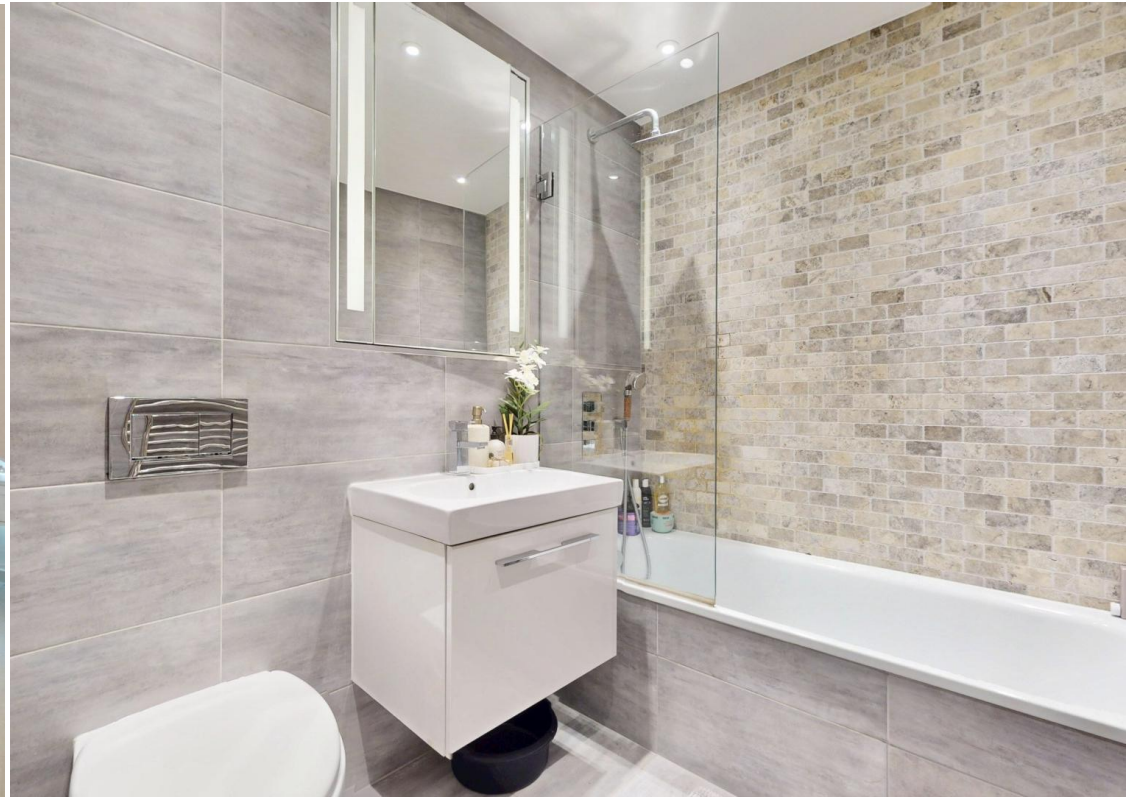
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