



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6
Price £945,000 - Leasehold

An extremely spacious three bedroom period conversion occupying the first and second floors of a Victorian period conversion with a south-east facing roof terrace situated within close walking distance to Highgate Underground Station. Boasting an array of period features, the accommodation comprises a spacious reception room, a separate eat in kitchen, three bedrooms and bathroom. Further benefits include original wooden floors, an abundance of storage and fitted wardrobes in the primary bedroom. Externally the property has a south-east facing roof terrace with a picturesque and quiet outlook over the surrounding gardens and area. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway, along with the leafy surroundings of The Parkland Walk, Waterlow Park and both Highgate and Queens Woods.

Material Information:

The property is held on a 189 year lease from the 25th December 1977. The service charge is payable on an Ad Hoc basis, as and when costs are due, and the ground rent is peppercorn. The building is managed by Alan Matey Limited. The property has gas 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: 1065 sqft (98.94 sqm)

Remaining Lease Term: 140 years

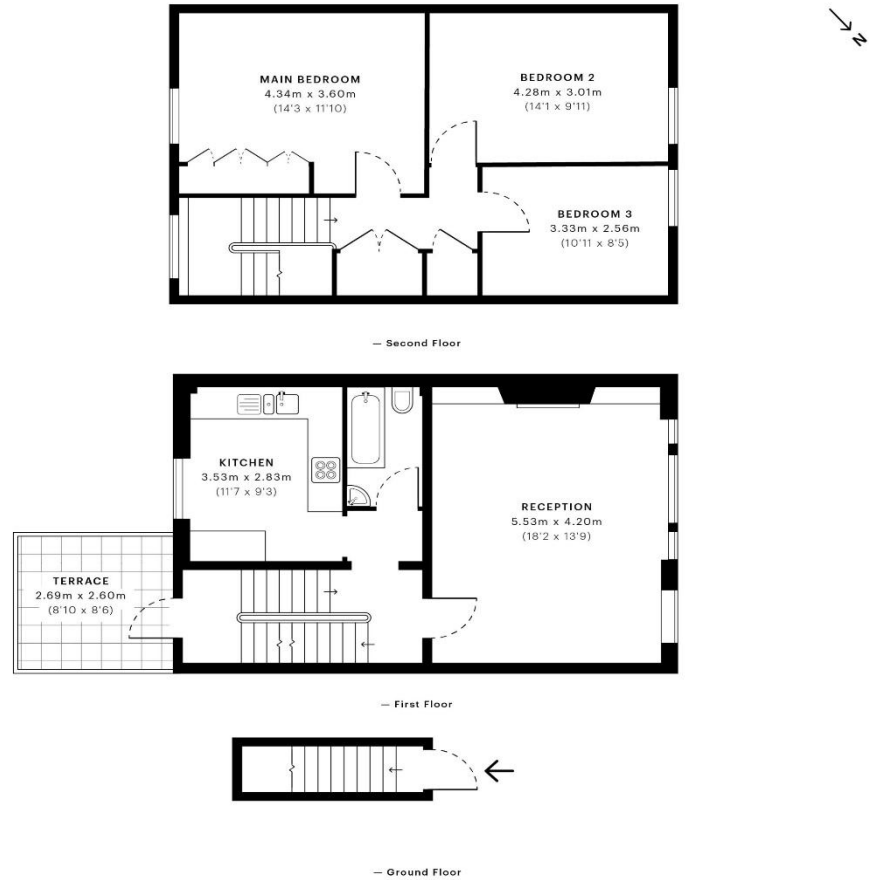
Annual Service Charge: Ad Hoc, payable as and when costs are due.

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
99.00 sqm / 1065.63 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
87.72 sqm / 944.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.83 sqm / 73.52 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 98.92 sqm / 1064.77 sqft
IPMS 3C RESIDENTIAL 94.97 sqm / 1022.25 sqft

SPEC ID 62865ede3d109d0df2fd3800



