



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6  
Price £365,000 - Share of Freehold

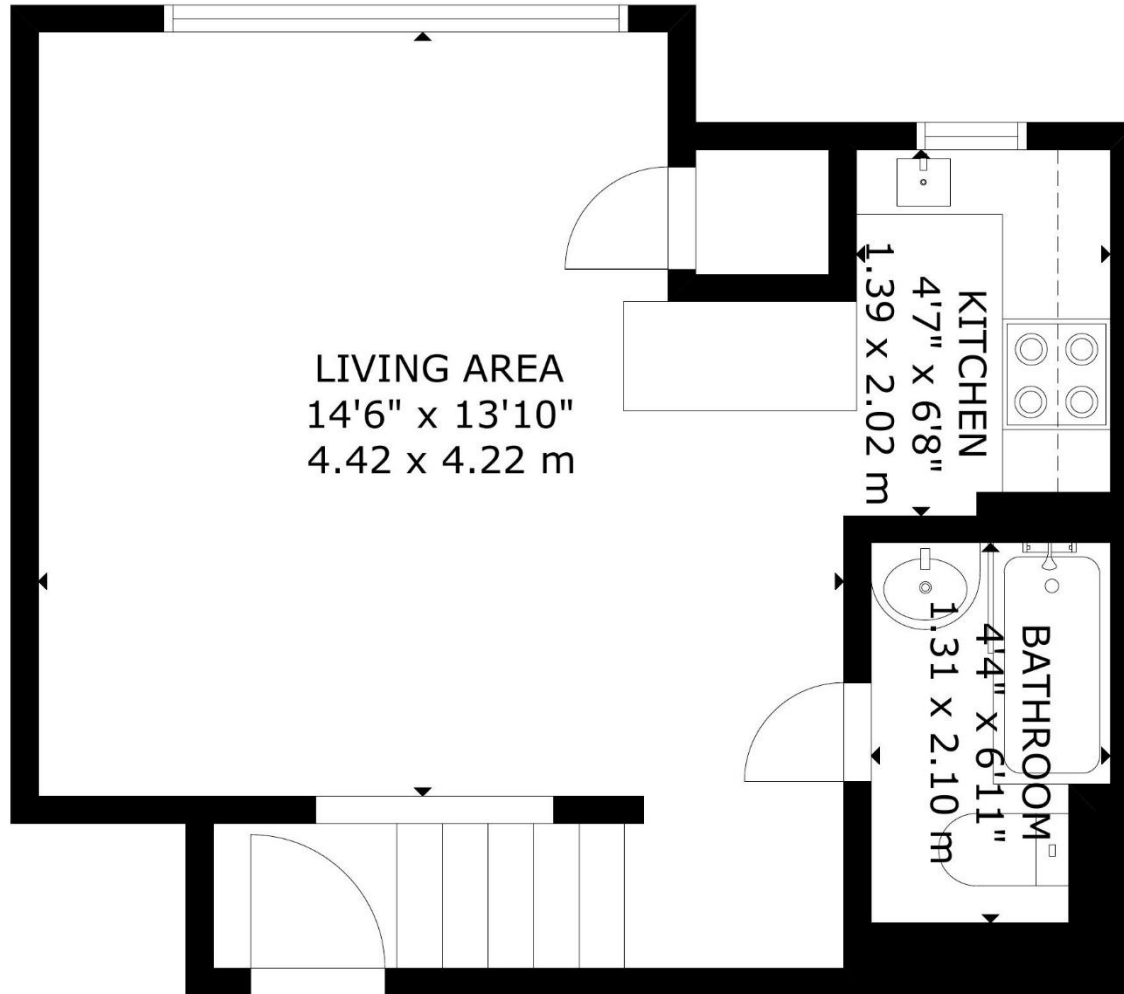
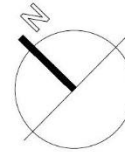
A bright top floor studio apartment forming part of this period conversion situated on a sought after road within close walking distance of Highgate Underground Station. Flooded with natural light, the accommodation comprises a spacious studio room with original wooden floors, fitted kitchen and a bathroom. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village and only moments away from the picturesque surroundings of Highgate Woods.

**Material Information:**

The property is held on a 125 year lease from 19th January 2004. The annual ground rent is peppercorn and the annual service charge is payable on an Ad Hoc basis. The properties contribution is 16% of any costs associated with the building. The building is self managed by the freeholders, The restrictions on the lease restrict pets and Airbnb/short term lets. The property has electric heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is street parking available with restrictions from 10am - 12pm, Monday to Friday.

Council Tax: London Borough of Haringey - Band C  
Approx. Floor Area: 300 sqft (27.87 sqm)  
Remaining Lease Term: 103 years  
Annual Service Charge: Ad Hoc – 16% contribution  
Annual Ground Rent: Peppercorn





GROSS INTERNAL AREA  
2ND FLOOR: 28 m<sup>2</sup>/300 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



