



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Bishops Road, Highgate, N6
Price £650,000 - Leasehold

A two bedroom top floor apartment with a large balcony forming part of a gated purpose built block situated only moments away from Highgate Underground Station. Flooded in natural light and boasting floor to ceiling double glazed windows throughout, the accommodation comprises a large reception room with wooden floors open plan to a fully fitted kitchen, two double bedrooms, utility room and bathroom. Externally the property has a balcony accessed from the reception room and access to a large communal garden. Further benefits include a video entry phone system and the property is conveniently located within close walking distance to the local amenities in Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

Material Information:

The property is held on a 125 year lease from the 7th July 2016 and the annual ground rent is £750. The annual service charge is £2,621.04, payable in monthly instalments of £218.42, and the building is managed by Riverstone Management Limited. The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

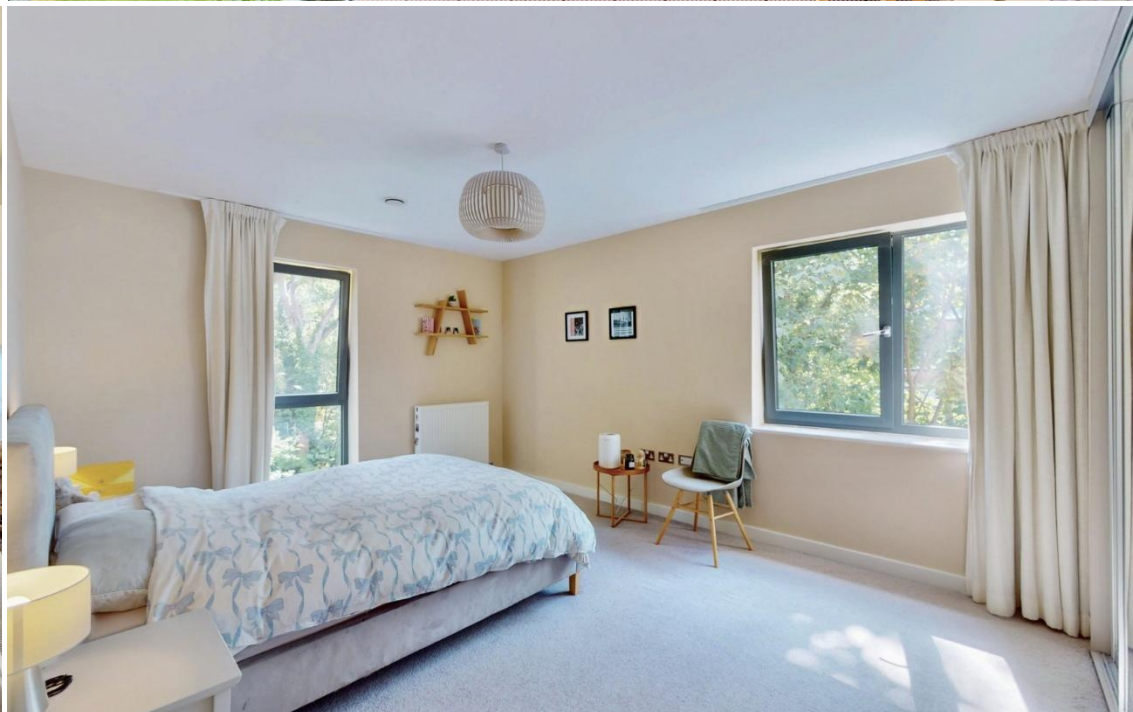
Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 790 sqft (73.39 sqm)

Remaining Lease Term: 115 years

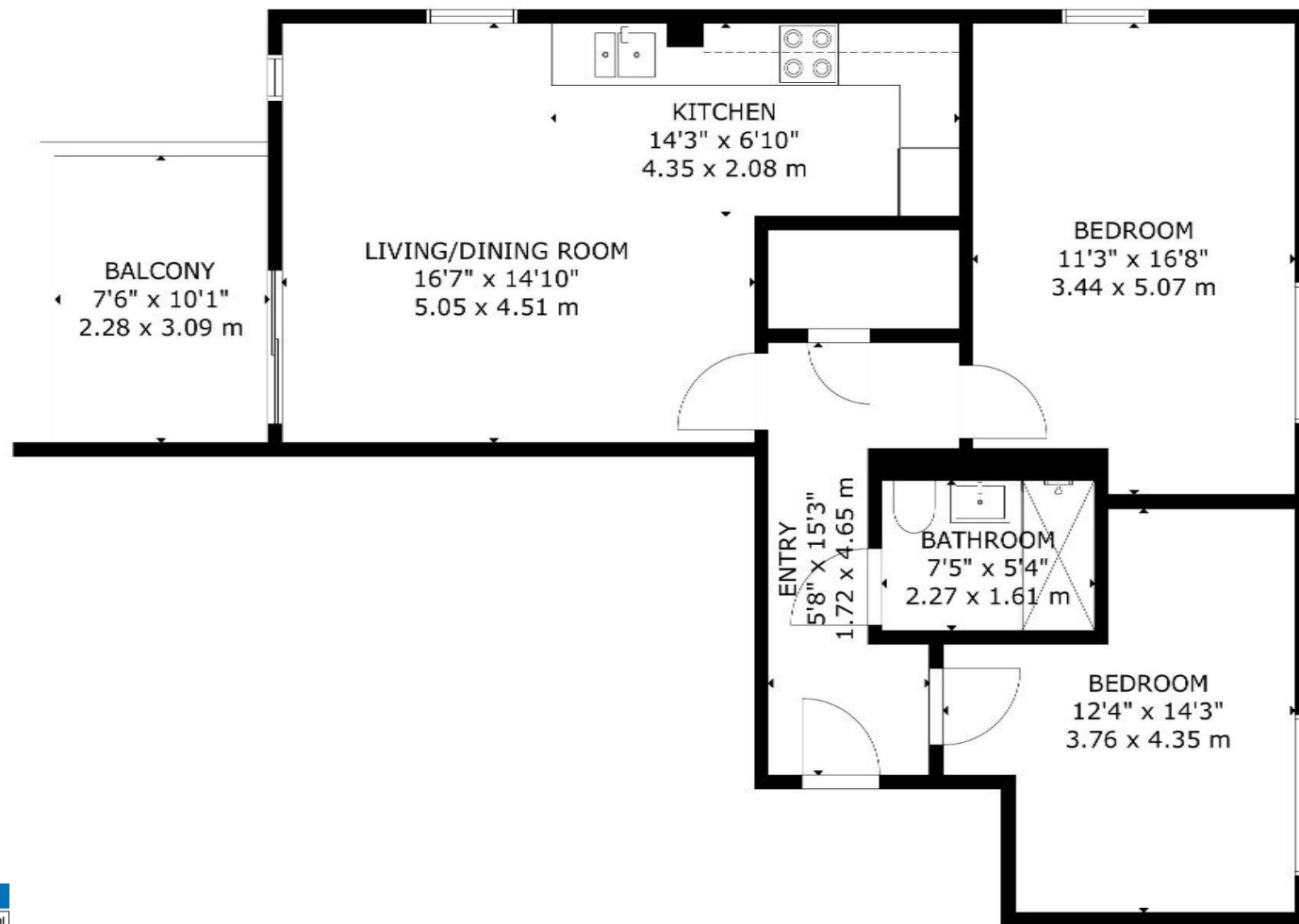
Annual Service Charge: £2,621

Annual Ground Rent: £750



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GROSS INTERNAL AREA
 TOTAL: 73 m²/790 sq ft
 SECOND FLOOR: 73 m²/790 sq ft
 EXCLUDED AREA: BALCONY: 7 m²/76 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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		EU Directive 2002/91/EC	

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