



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Stanhope Road, Highgate, N6**  
**Price £500,000 - Share of Freehold**



A two bedroom apartment on the top floor of this sought after period purpose built development situated within walking distance of both Highgate and Archway Underground Stations. Boasting original parquet wooden floors and double glazed windows throughout, the accommodation comprises a spacious reception room with French doors opening onto a 'Juliet' balcony, separate kitchen, bathroom and two bedrooms. Externally the property has a single garage, storage shed, a large communal garden and off street parking on a first come first served basis. The property is ideally located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway.

#### Material Information:

The property is held on a 999 year lease from the 25th March 1961. The annual ground rent is £30 and the annual service charge for 2024 was £5,222.15. This payment was more than in recent years due to repairs to the boundary wall and external refurbishment works. The normal annual service charge is £3,712.16 payable in quarterly instalments of £928.04. The building is managed by A Dandy Wren.

The property has electric heating. The building is serviced by electricity and mains water and sewerage. Off Street Parking is available on a first come first served basis and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 641 sqft (59.55 sqm)

Remaining Lease Term: 936 years

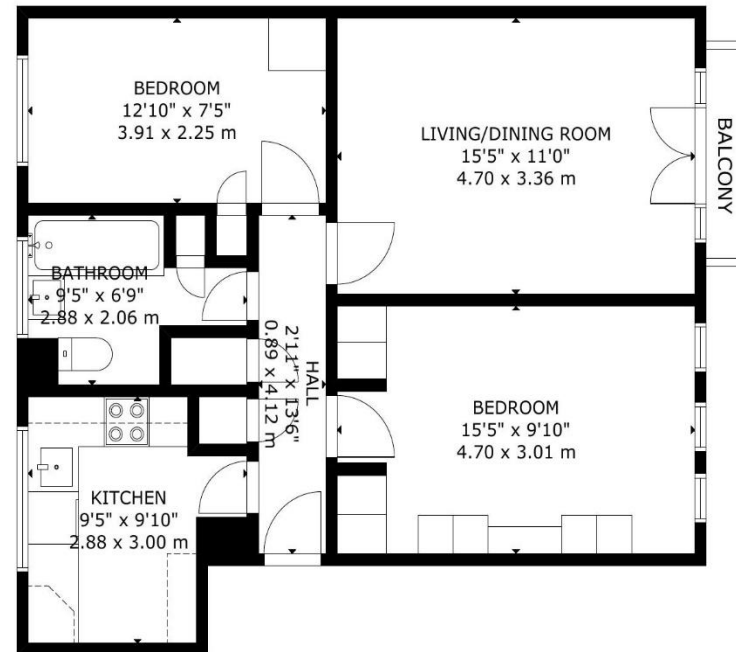
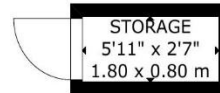
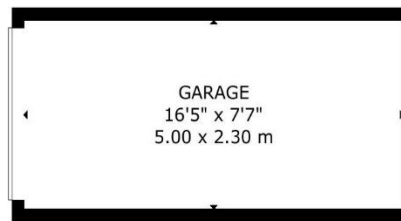
Annual Service Charge: £7,648

Annual Ground Rent: £30



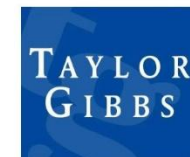
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GROSS INTERNAL AREA  
TOTAL: 60 m<sup>2</sup>/641 sq.ft  
SECOND FLOOR: 60 m<sup>2</sup>/641 sq.ft  
EXCLUDED AREAS: STORAGE: 1 m<sup>2</sup>/16 sq.ft, GARAGE: 12 m<sup>2</sup>/124 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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>			65
(39-54) <b>E</b>			
(21-38) <b>F</b>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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