TAYLOR GIBBS

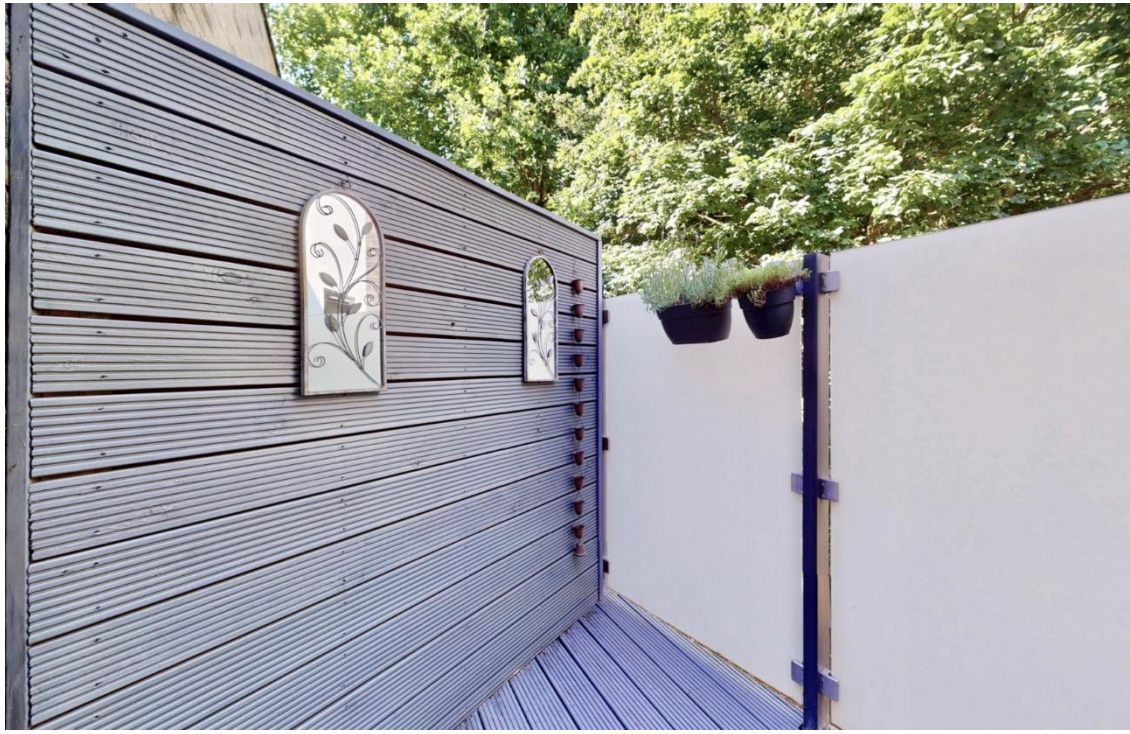
Residential Sales, Lettings & Management Agents

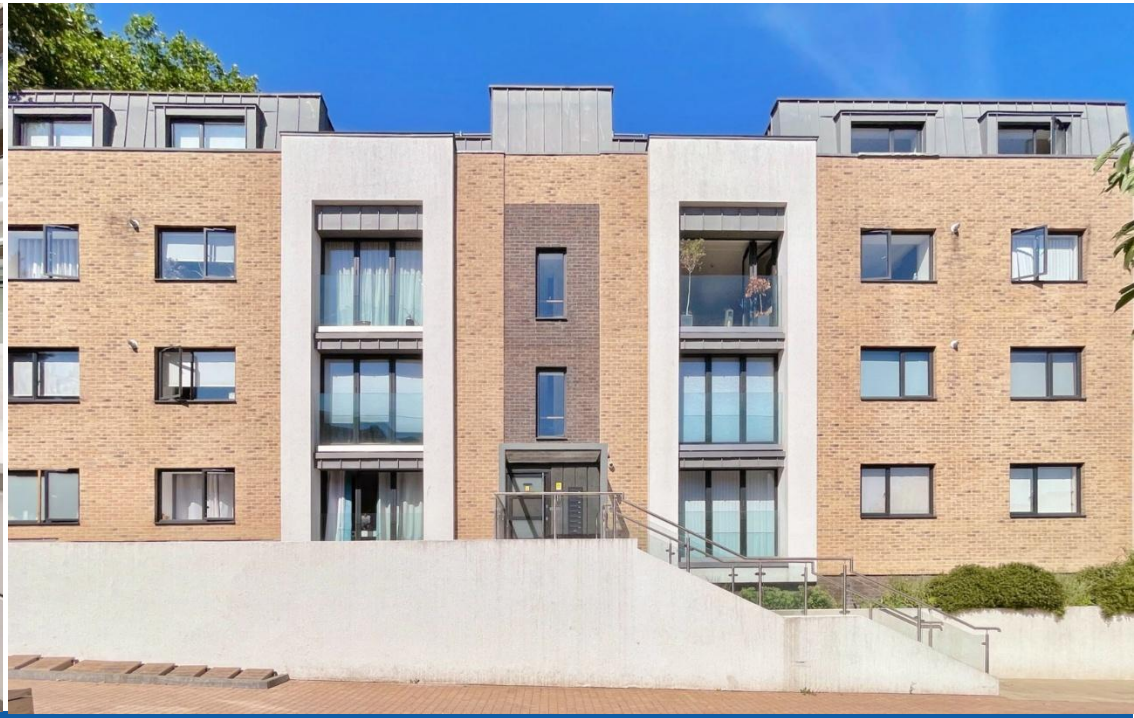
Connaught Gardens, Muswell Hill, N10
Price £475,000 - Leasehold

An exceptionally well presented one bedroom apartment situated on the second floor of a modern purpose built development, complete with a private balcony, on a sought after road conveniently positioned between Muswell Hill Broadway and Highgate Underground Station. Bright and spacious throughout, the property benefits from an abundance of natural light, attractive wooden flooring, and double glazed windows. The accommodation comprises a welcoming entrance hallway, a generously proportioned reception room, a well appointed kitchen, double bedroom, and a contemporary bathroom. Ideally located just moments from the beautiful Queen`s Wood and within easy reach of the vibrant amenities, cafés, and restaurants of both Muswell Hill and Crouch End, the apartment also enjoys excellent transport links and access to a range of local shops and green open spaces.

Material Information:
The property is held on a 125 year lease from the 25th March 2018 and the annual ground rent is £400, paid yearly. The annual service charge for the past 2 years have been between £2,400 - £2,500, which is paid in 6 monthly instalments. The building is managed by Taylor Surveyors. The property has under floor gas central heating and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, and mains water and sewerage. Street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 566 sqft (52.58 sqm)
Remaining Lease Term: 117 years
Annual Service Charge: £2,400 -£2,500
Annual Ground Rent: £400





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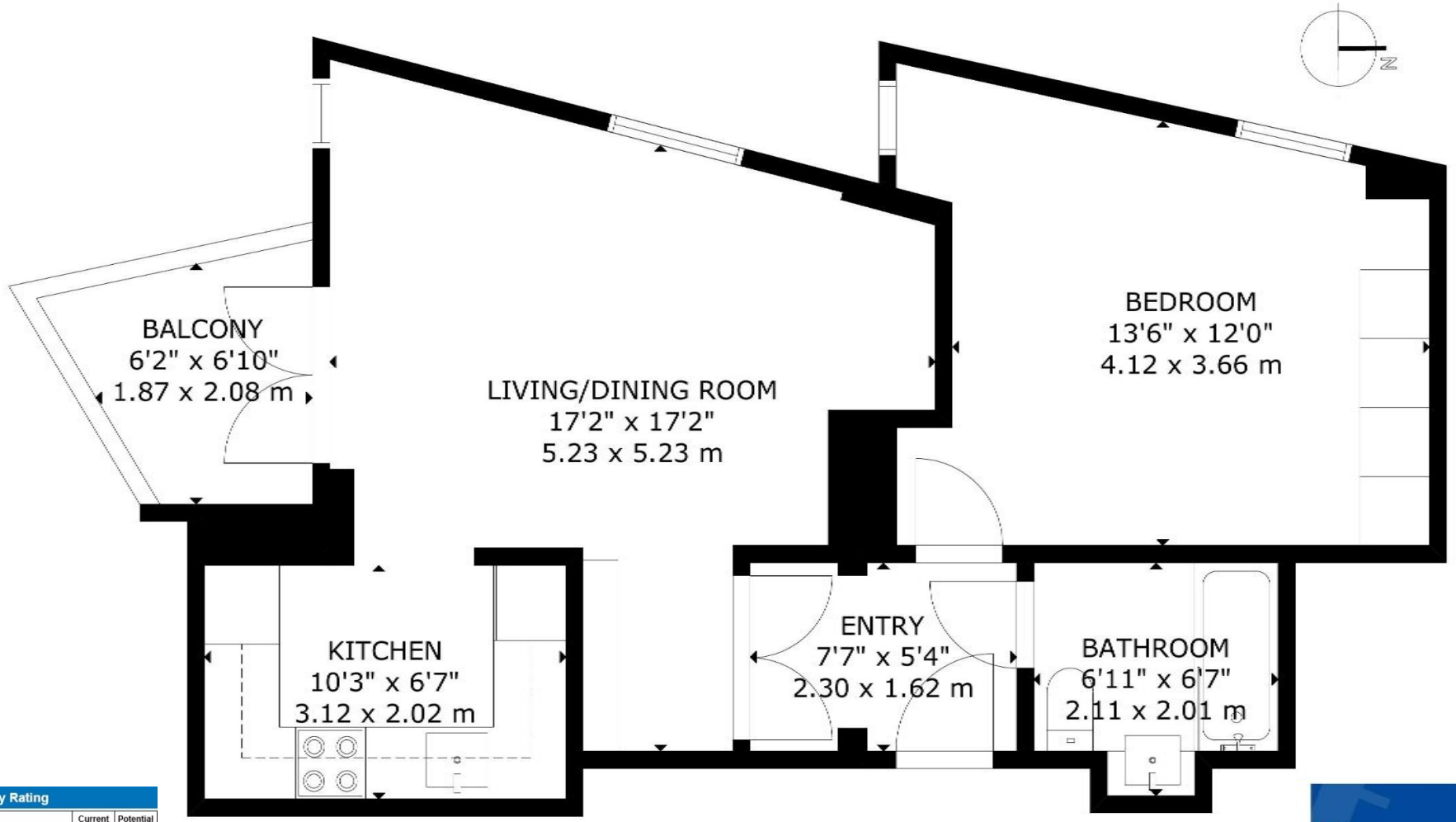
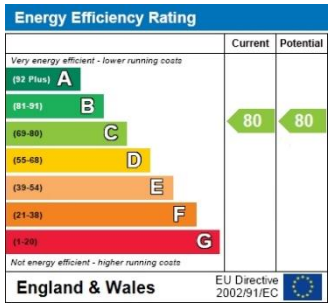


GROSS INTERNAL AREA
TOTAL: 53 m²/566 sq ft
SECOND FLOOR: 53 m²/566 sq ft
EXCLUDED AREAS: BALCONY: 4 m²/42 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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33 Highgate High Street, Highgate, London, N6 5JT
Tel: 020 8341 0123
enquiries@taylorgibbs.co.uk
www.taylorgibbs.co.uk