



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Stanhope Road, Highgate, N6
Price £325,000 - Leasehold

A bright studio apartment forming part of a large Edwardian conversion located within close walking distance of Highgate Underground Station (Euston is 12 minutes away). Boasting wooden floors throughout and access to a large communal garden, the accommodation includes a separate utility room equipped with electricity, heating and plumbing. The separate utility room means the washing machine (and its noise when run) is separated from the living area. The space could also be used as a home office. The property is double glazed, has air conditioning, a dishwasher and the service charge is inclusive of heating and hot water. The apartment is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway. Hampstead Heath is less than a 10 minute drive. Stanhope road is a quiet, tree lined street. The road is wide and the building situated on the favourable side of the road. The property is chain free.

Option to purchase the furniture to include the sofa, white mirror, table and chairs.

Material Information:

The property is held on a 125 year lease from the 29th September 2002 The annual ground rent is £210 and the annual service charge is £1,994, which includes the heating and hot water. The amount is effectively total annual costs (including building insurance, gardening, etc, divided by the number of flats). The building is managed by PS Estates Ltd.

The property has gas central heating and Ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is CPZ street parking available.

Council Tax: London Borough of Haringey - Band A

Approx. Floor Area: 312 sqft (28.99 sqm)

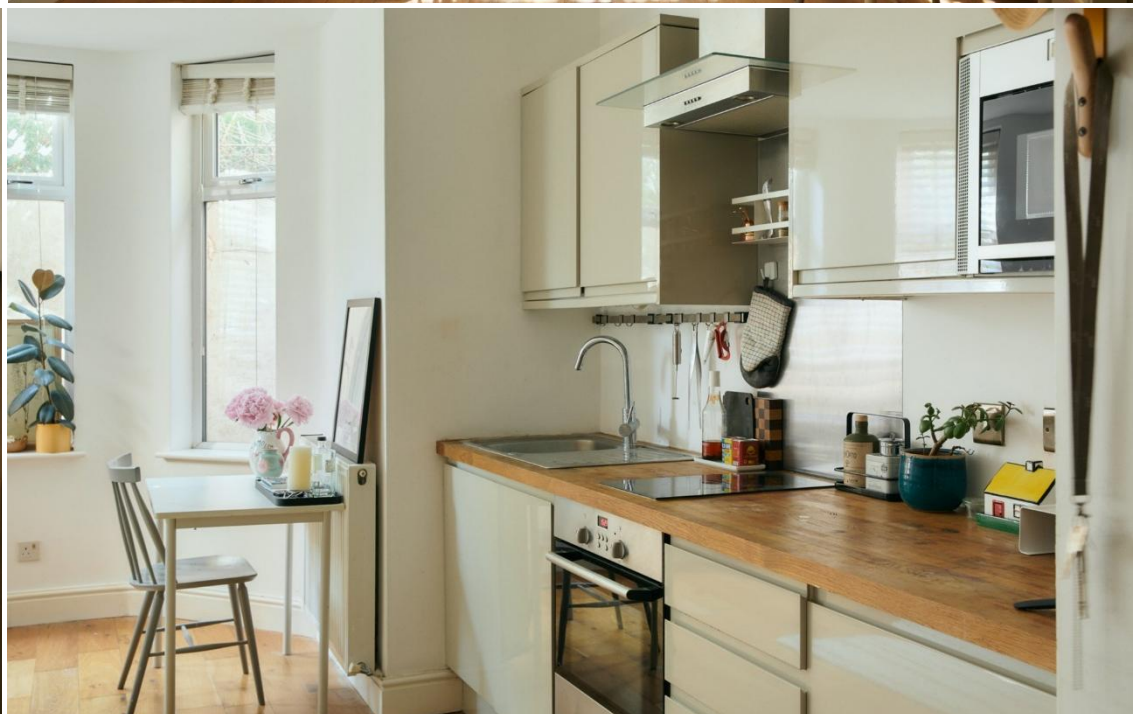
Remaining Lease Term: 101 years

Annual Service Charge: £1,994

Annual Ground Rent: £210

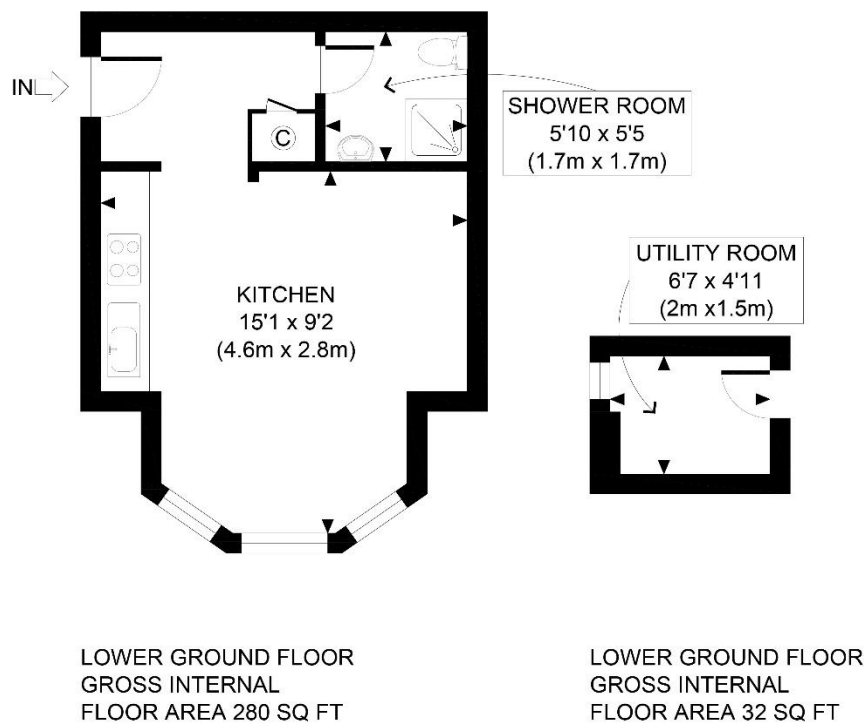
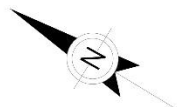


*This image has been digitally enhanced to illustrate the potential view following external renovation works. For illustrative purposes only



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APPROX. GROSS INTERNAL FLOOR AREA 312 SQ FT / 29 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation



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