

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Archway Road, Highgate, N6
Price £500,000 - Leasehold

A three bedroom apartment occupying the top floor of a grand Victorian period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light and benefiting from double glazed windows throughout, the accommodation comprises a reception room open plan to a fitted kitchen, three bedrooms and a bathroom. Externally the property has off street parking available. The property is conveniently located within walking distance to the restaurants, cafes, and bars in Highgate Village and only moments away from the various amenities on Archway Road.

Material Information:

The property is held on a 125 year lease from the 25th December 1988. The annual ground rent is £125, and the annual service charge for 2025 was £1,852. The property is responsible for 25% of the expenses associated with the building. The building is managed by 209 Archway Road Management Ltd. The property has gas central 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 off street parking to the front of the building and street CPZ parking is available on the surrounding roads with parking restrictions between 10am - 12pm, Monday to Friday.

Council Tax: London Borough Of Haringey – Band C

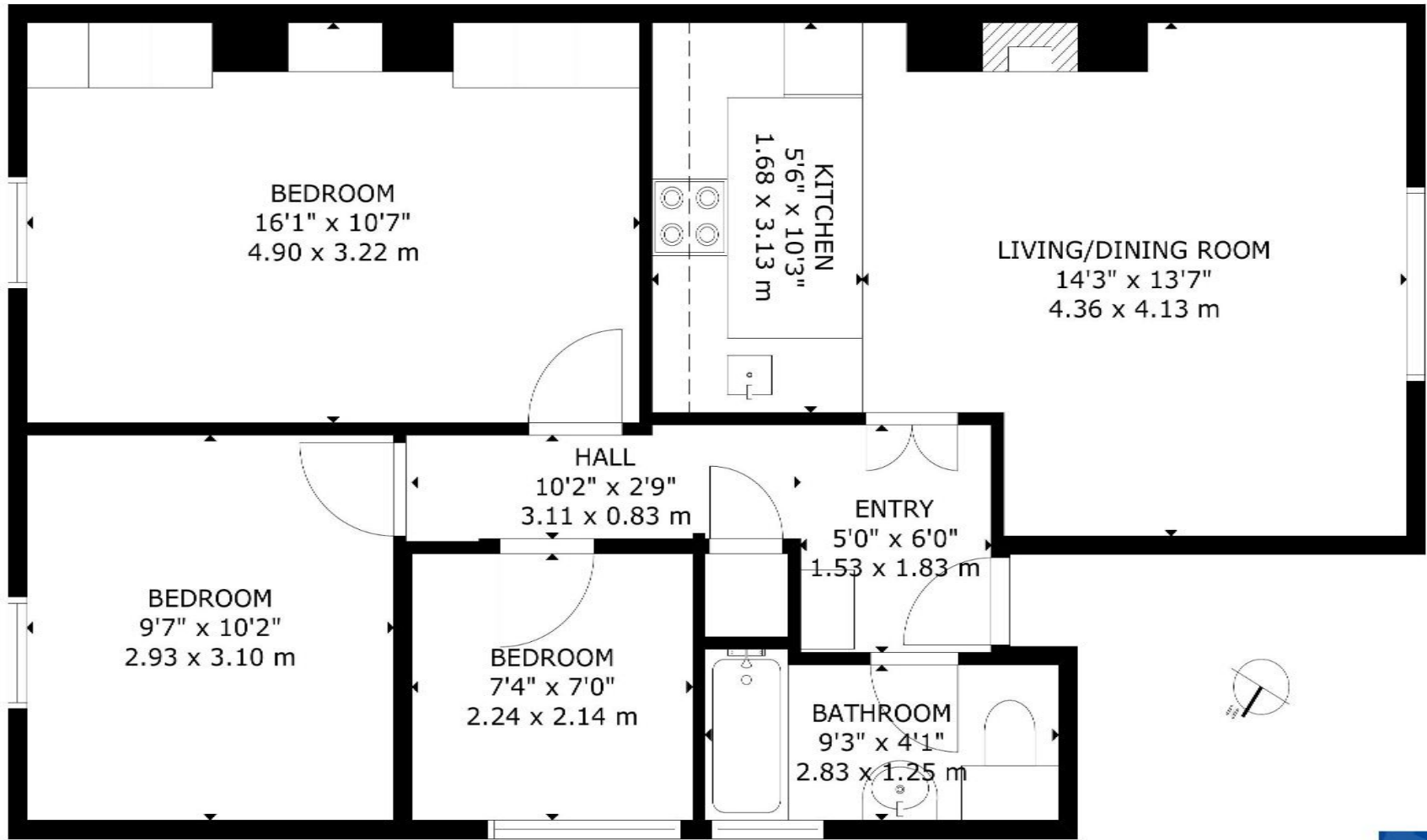
Approx. Floor Area: 688 sqft (63.92 sqm)

Remaining Lease Term: 87 years

Annual Service Charge: £1,852

Annual Ground Rent: £125





GROSS INTERNAL AREA
TOTAL: 64 m²/688 sq.ft
SECOND FLOOR: 64 m²/688 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
All energy efficient - higher running costs			
England & Wales		69	77

EU Directive 2002/91/EC



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

