



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

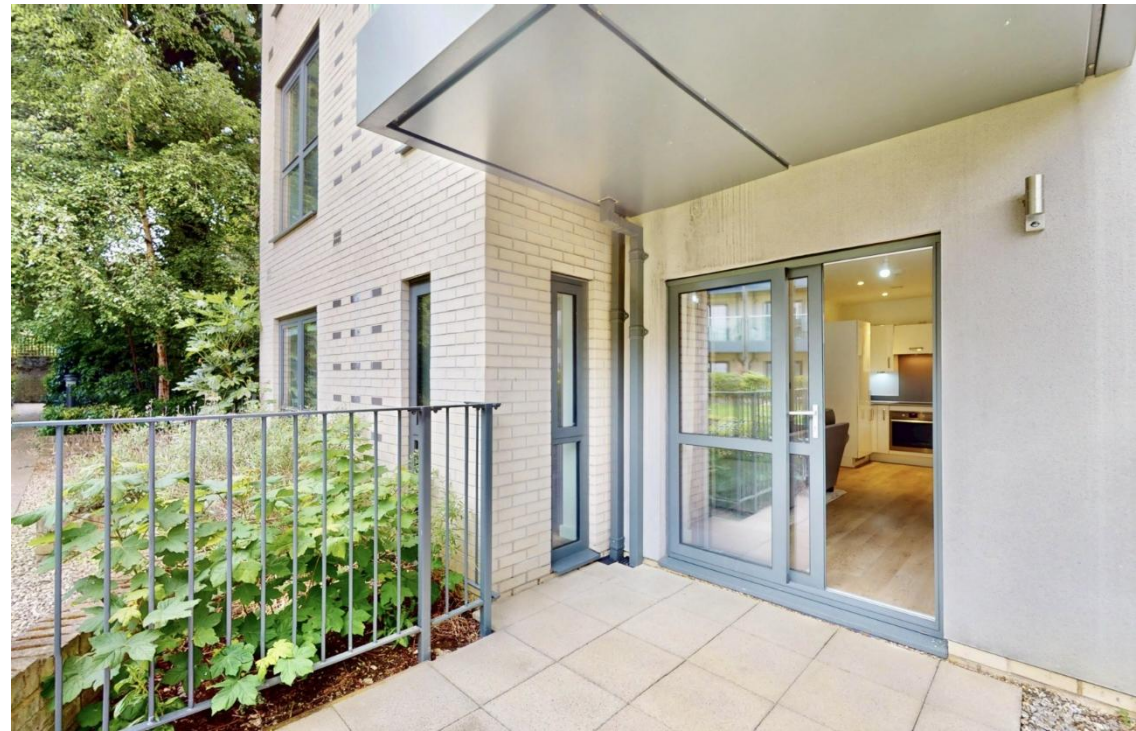
Bishops Road, Highgate, N6
Price £485,000 - Leasehold

A one bedroom ground floor apartment with a private patio 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, double bedroom, utility room, and bathroom. Externally the property has an east facing patio garden 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 £1,983.12 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 D
Approx. Floor Area: 566 sqft (52.58 sqm)
Remaining Lease Term: 115 years
Annual Service Charge: £1,983
Annual Ground Rent: £750





GROSS INTERNAL AREA
 TOTAL: 53 m²/566 sq.ft
 GROUND FLOOR: 53 m²/566 sq.ft
 EXCLUDED AREAS: BALCONY: 26 m²/281 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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