



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**The Grove, Highgate, N6**  
**Price £575,000 - Leasehold**

An extremely well presented two bedroom first floor mansion flat built in the 1920's located in the heart of Highgate Village, on one of Highgate's finest roads. Flooded in natural light and boasting an array of period features and herringbone solid oak wooden floors throughout, the accommodation comprises a spacious dual aspect reception room, separate kitchen, two bedrooms, the second bedroom benefiting from a dual aspect outlook, bathroom and a separate WC. From the kitchen there is access to an external stair case offering space for outside dining. The property is ideally located only moments away from the restaurants, cafes and bars on Highgate High Street, along with the picturesque surroundings of Hampstead Heath, and within walking distance to both Highgate and Archway Underground Stations.

**Material Information:**

The property is held on a 139 year lease from the 25th December 2004. The annual service charge is £1,741.80, payable in quarterly instalments, and the ground rent is peppercorn. The payment includes a weekly cleaner, buildings insurance, entry phone and the managing agent's fees.

The property has gas central heating and ofcom confirms that Superfast 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 Camden - Band E

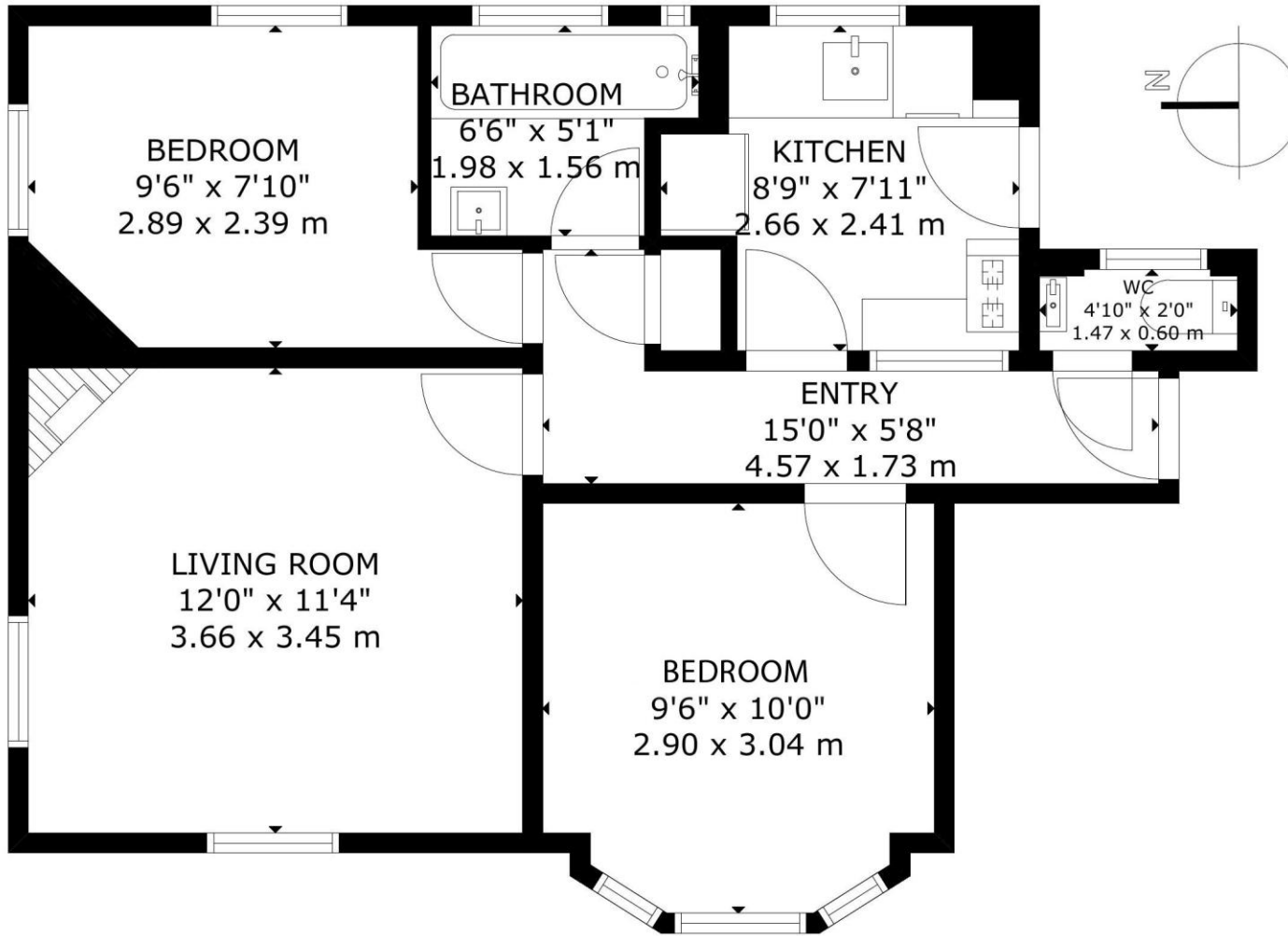
Approx. Floor Area: 489 sqft (45.43 sqm)

Remaining Lease Term: 117 years

Annual Service Charge: £1,742

Annual Ground Rent: Peppercorn





GROSS INTERNAL AREA  
 TOTAL: 45 m<sup>2</sup>/489 sq.ft  
 FIRST FLOOR: 45 m<sup>2</sup>/489 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



