

TAYLOR GIBBS

Wembury Road, Highgate, N6 Price £975,000 - Share of Freehold

A two bedroom period conversion arranged over two floors with a large south facing private rear garden situated in a quiet cul-de-sac within close walking distance to Highgate Underground Station. Boasting an array of period features and accessed from a private entrance, the accommodation comprises a double reception room with a balcony and access to the garden, separate kitchen with space for dining, two large double bedrooms and a bathroom. Further benefits include wooden floors throughout, double glazed windows and planning permission to extend the property to add a further third bedroom. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village, the amenities on Archway Road and the leafy surroundings of Parkland Walk.

Material Information:

The property is held on a 133 years from the 24th June 1978. The annual ground rent is peppercorn and there is no set service charge. The property is one of two apartments in the building and any costs are paid on an Ad Hoc basis. The building is self managed by the owners.

The property has gas central heating and fibre broadband. 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 E

Approx. Floor Area: 1274 sqft (118.36 sqm)

Remaining Lease Term: 87 years Annual Service Charge: Ad Hoc







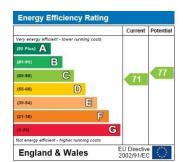
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GARDEN (88'3 x 20'4) · Approx. BEDROOM 2 (13'7 x 11'9) MAIN BEDROOM 5.09m x 4.31m FRONT GARDEN.







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Verified 🛮



- Lower Ground Floor

4.17m x 2.90m (13'8 x 9'6)

Approx.

RICS





opec vertiled floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Proportione assurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rounding and widths are the maximum points of the measurements captured in the scan.







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