



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6
Price £625,000 - Leasehold

A two bedroom apartment occupying the ground floor of a Victorian period conversion with a private garden, situated within an 8 minute walk from Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception room with wooden floors, kitchen, two double bedrooms, and a bathroom. Externally the property boasts a west facing garden laid to lawn. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village, the multiple amenities in Crouch End, and only moments away from the leafy surroundings of Parkland Walk.

Material Information:

The property is held on a 159 year lease from the 26 March 2011. The annual ground rent is £250 and the annual service charge is ad hoc, payable as and when costs are associated with the building. The flats contribution to the buildings insurance is £418 per annum. The building is managed by DJJ Estates. The property has gas 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 street CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 686 sqft (63.73 sqm)

Remaining Lease Term: 144 years

Annual Insurance: £418

Annual Service Charge: Ad hoc

Annual Ground Rent: £250

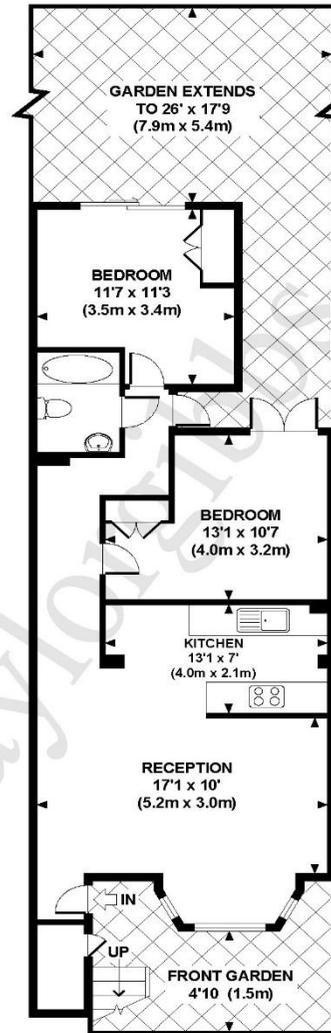


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NORTHWOOD ROAD, N6

Approx. gross internal area
686 Sq.Ft. / 64 Sq.M.



LOWER GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This Floorplan is for layout guidelines only
*Drawn in a accordance with RICS guidelines.
Not drawn to scale unless otherwise stated



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