



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Crescent Road, Crouch End, N8
Price £780,000 - Share of Freehold

A spacious two bedroom maisonette occupying the ground and first floor of one of the area's most sought-after Modernist buildings, Highgate Spinney. Built circa 1964 and designed by architects John Howard and Bruce Rotherham, it consists of 30 apartments surrounded by trees and a large communal garden. These unique apartments are favourably located on the Highgate side of Crouch End, just a short walk to the popular Coleridge School and Crouch End Broadway, with its wide selection of shops, cafes and restaurants. Accessed from a private entrance, the accommodation comprises a spacious reception room, kitchen, dining area, two bedrooms, bathroom and a utility room. Externally the property has a private secluded front garden and a patio area off the reception room which provides direct access to the large communal garden. There is also off street parking which is set behind electric gates.

Material Information:

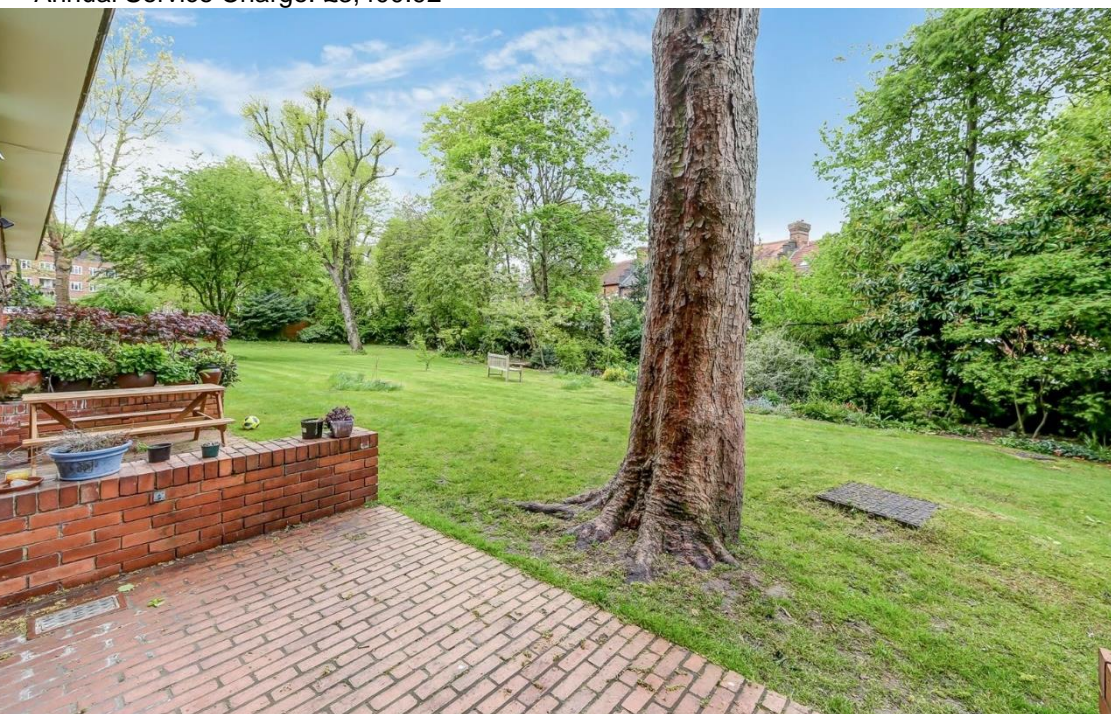
The property is held on a 999 year lease with 965 years remaining. There is no ground rent payable and the annual service charge is £3,400.92 with £313,479 available in the sinking fund for the development. The building is managed by Parkgate Aspen. The property has electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage, and mobile phone coverage is available.

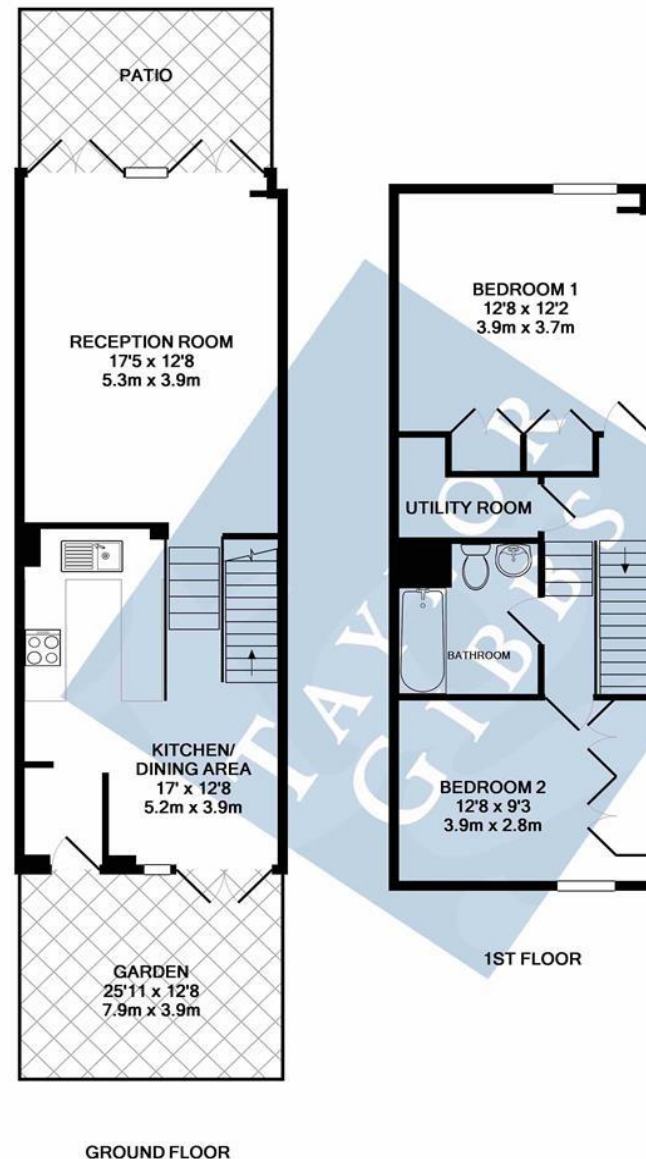
Council Tax: London Borough Of Camden - Band E

Approx. Floor Area: 882 sqft (81.94 sqm)

Remaining Lease Term: 965 years

Annual Service Charge: £3,400.92





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HIGHGATE SPINNEY N8
TOTAL APPROX. FLOOR AREA 882 SQ. FT. (81.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

