



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6 N6
Price £890,000 - Leasehold

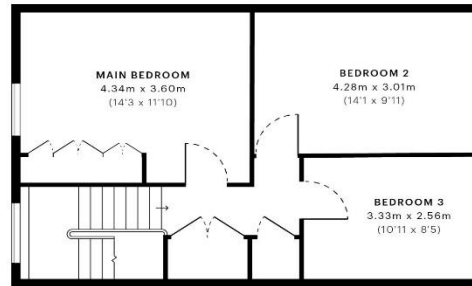
An extremely spacious three bedroom period conversion occupying the first and second floors of an Edwardian period conversion with a south-east facing roof terrace situated within close walking distance to Highgate Underground Station. Boasting an array of period features, the accommodation comprises a spacious reception room, a separate eat in kitchen, three bedrooms (two large doubles and one small double currently in used as a study) and bathroom. Further benefits include original wooden floors, an abundance of storage and fitted wardrobes in the master bedroom. Externally the property has a south-east facing roof terrace with a picturesque and quiet outlook over the surrounding gardens and area. The property is conveniently located within walking distance to the amenities of both Highgate and Crouch End and a five minute direct bus ride to Muswell Hill, along with the leafy surroundings of The Parkland Walk, Waterlow Park and both Highgate and Queens Woods. Nearby are several good and outstanding state and private schools.

Council Tax: London Borough Of Camden - Band E
Approx. Floor Area: 1065 sqft (98.94 sqm)
Remaining Lease Term: 144 years
Annual Service Charge: £0 - Payable Yearly
Annual Ground Rent: £0

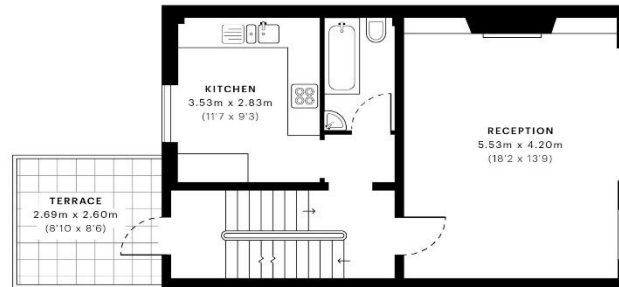


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— Second Floor



— First Floor



— Ground Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 81 |
| EU Directive 2002/91/EC | | | |

GROSS INTERNAL AREA (GIA)
The footprint of the property
99.00 sqm / 1065.63 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
87.72 sqm / 944.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.83 sqm / 73.52 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 98.92 sqm / 1064.77 sqft
IPMS 3C RESIDENTIAL 94.97 sqm / 1022.25 sqft

spec id: 62865ede3d109d0d2fd3800



