



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hampstead Lane, Highgate N6**  
**Price £700,000 - Share of Freehold**



An extremely spacious two bedroom apartment occupying the top floor of this period conversion situated only moments away from the heart of Highgate Village. The accommodation comprises a large reception room, fitted kitchen with space for a breakfast table, two extremely spacious double bedrooms and a bathroom. The apartment also benefits from a designated off street parking space for one car. The property is conveniently located within close walking distance to the picturesque surroundings of Hampstead Heath and within walking distance to Highgate Underground Station.

Council Tax: London Borough of Haringey - Band E

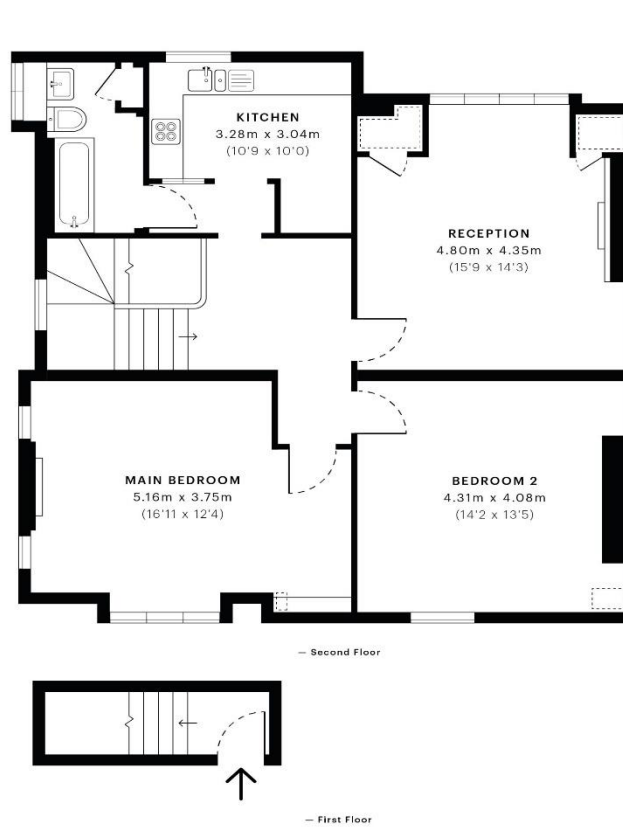
Approx. Floor Area: 995 sqft (92.45 sqm)

Remaining Lease Term: 971 years

Annual Service Charge: Ad Hoc

Annual Ground Rent: £0





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
92.45 sqm / 995.12 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
78.90 sqm / 849.27 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.21 sqm / 13.02 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 85.18 sqm / 916.87 sqft  
IPMS 3C RESIDENTIAL 79.40 sqm / 854.65 sqft

spec id: 5f76e43e93cbb20dee3a7f5



