



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents


Archway Road, Highgate, N6  
Price £450,000 - Share of Freehold

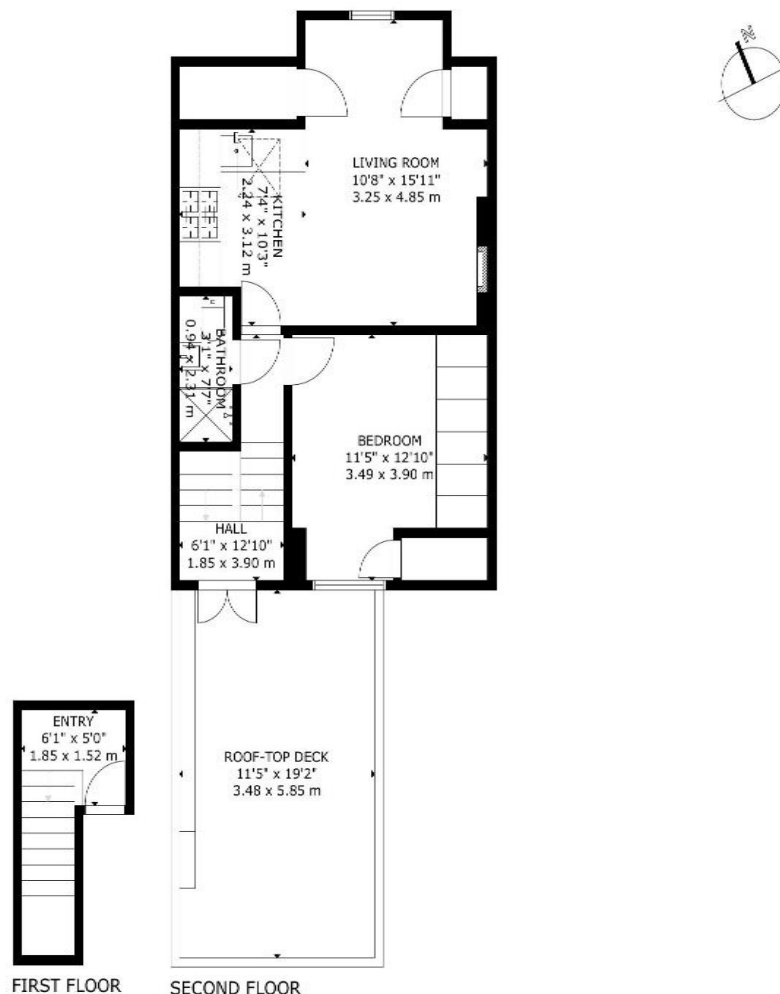


A one bedroom apartment occupying the top floor of an Edwardian period conversion with a large private roof terrace situated within close walking distance to Highgate Underground Station. Finished to an excellent standard, the accommodation comprises of a spacious reception room with wooden floors that is open plan to a fully fitted kitchen with integrated appliances, large double bedroom with fitted wardrobes and a luxurious shower room. Further benefits include double glazed timber sash windows throughout, three storage cupboards and insulation has been fitted to all external walls of the property. Externally the property has a large Southwest facing roof terrace. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village whilst being only moments away from the picturesque surroundings of Highgate Woods.

Council Tax: London Borough Of Haringey - Band B  
Approx. Floor Area: 509 sqft (47.29 sqm)  
Remaining Lease Term: 121 years  
Annual Service Charge: Ad Hoc



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
TOTAL: 47 m<sup>2</sup>/509 sq ft  
FIRST FLOOR: 5 m<sup>2</sup>/54 sq ft, SECOND FLOOR: 42 m<sup>2</sup>/455 sq ft  
EXCLUDED AREA: ROOFTOP-DECK: 20 m<sup>2</sup>/219 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



