



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Bredgar Road, Archway N19
Price £390,000 - Leasehold

A one bedroom purpose built apartment with a private garden situated within close walking distance to Archway Underground Station. Accessed from a private entrance, the accommodation comprises a large reception room, fitted kitchen, double bedroom with fitted wardrobes and a luxurious shower room. Further benefits include wooden floors throughout, double glazed windows and a large storage cupboard. Externally there is a private south facing garden which is accessed from the reception room. The property is conveniently located within walking distance to the amenities of both Highgate Village and Junction Road along with the picturesque surroundings of Waterlow Park.

Council Tax: London Borough of Islington - Band C

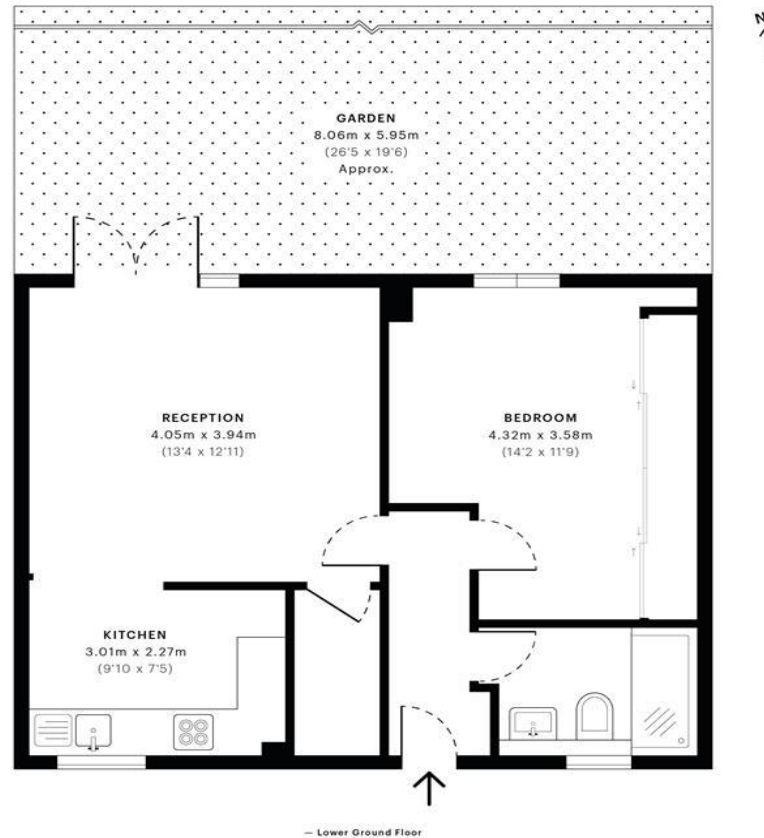
Approx. Floor Area:

Remaining Lease Term: 90 years

Annual Service Charge: £825 - Payable Monthly

Annual Ground Rent: £10





GROSS INTERNAL AREA (GIA)
The footprint of the property
47.46 sqm / 510.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head heights
45.63 sqm / 491.16 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 47.68 sqm / 513.22 sqft
IPMS 3C RESIDENTIAL 45.69 sqm / 493.96 sqft

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