



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Summersby Road, Highgate, N6
Price £385,000 - Leasehold

A one bedroom garden flat situated in a sought after location close to Highgate Underground Station. Set within the Highgate conservation area, this spacious purpose-built ground floor flat with a private garden and is just a 5 minute walk to Highgate Underground station. Accessed from a private entrance, the accommodation comprises a spacious living room, separate kitchen, double bedroom, bathroom and separate WC. Further benefits include double glazed windows, wooden floors throughout and the purchase is available chain free. There is on street parking (no CPZ) immediately adjacent to the flat and a small free car park at the bottom of the road. The garden has mature plants including fig trees, roses and wisteria. It is a short walk to the pubs and restaurants of Highgate Village and Muswell Hill. This would make a great property for a young professional or as a buy-to-let investment.

Council Tax: London Borough Of Haringey - Band C

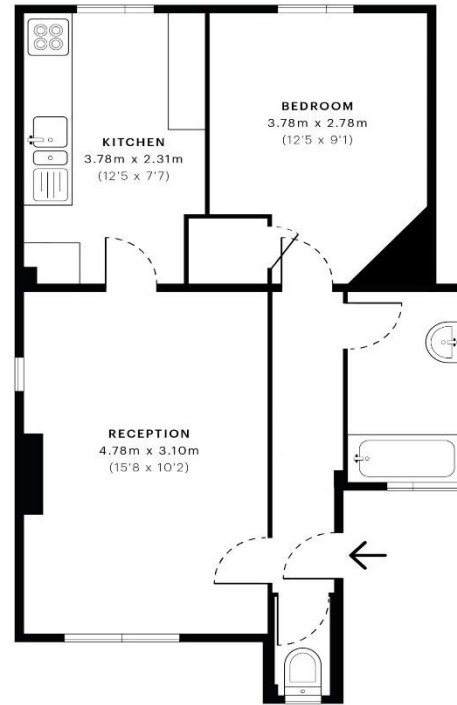
Approx. Floor Area: 470 sqft (43.66 sqm)

Remaining Lease Term: 89 years

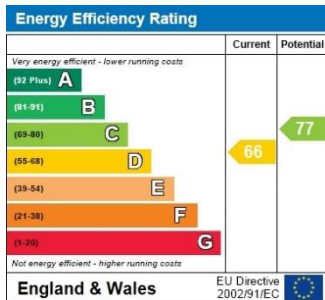
Annual Service Charge: £1,754

Annual Ground Rent: £10





Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
43.72 sqm / 470.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
41.22 sqm / 443.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 45.00 sqm / 484.38 sqft
IPMS 3C RESIDENTIAL 42.80 sqm / 460.70 sqft

spec id: 5fe0bef229eb580dcb22ebdc



