



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Bisham Gardens, Highgate, London N6
Price £750,000 - Share of Freehold

A beautifully presented two bedroom apartment occupying the top floor of a period conversion situated in the heart of Highgate Village and boasting views over Waterlow Park. Flooded in natural light, the accommodation comprises a spacious reception room with bi-folding doors opening onto a Juliet Balcony which is open plan to a modern fully fitted kitchen, two bedrooms and a luxurious bathroom. The property is offered in excellent condition whilst retaining the period features throughout the property. Further benefits include double glazed windows, a further Juliet balcony accessed from the second bedroom, fitted wardrobes and wooden floors to the reception room and hallway. The property is conveniently located only moments away from the restaurants, bars and coffee shops on Highgate High Street along with picturesque surroundings of Waterlow Park.

Council Tax: London Borough Of Camden - Band E

Approx. Floor Area: 688 sqft (63.92 sqm)

Remaining Lease Term: 945 years

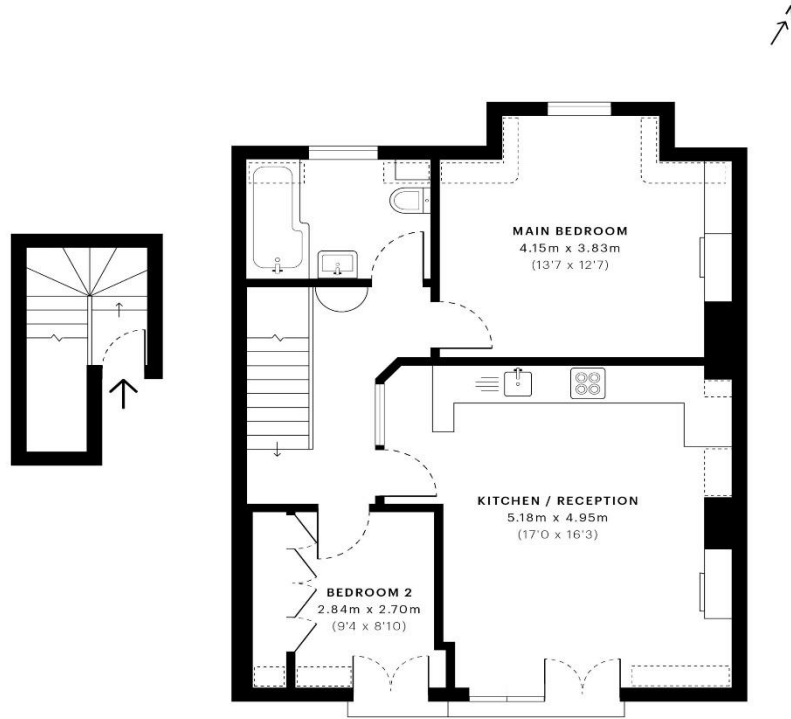
Annual Service Charge: £960 - Payable Monthly

Annual Ground Rent: £0



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

First Floor

Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
63.90 sqm / 687.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
58.59 sqm / 630.66 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.98 sqm / 10.55 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
3.30 sqm / 35.52 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 61.91 sqm / 666.39 sqft
IPMS 3C RESIDENTIAL 59.63 sqm / 641.85 sqft

spec id: 627e8ecd3d109d0df2fd34a7



