



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Fairbridge Road, Archway N19  
Price £495,000 - Share of Freehold



A two bedroom split level apartment occupying the first floor of a period conversion situated within close walking distance to Archway Underground Station. Flooded in natural light and boasting double glazed windows throughout, the accommodation comprises of a spacious reception room with wooden floors that is open planned to a modern fitted kitchen, two double bedrooms, both with fitted wardrobes and a bathroom. The property is conveniently located within close walking distance to the multiple amenities on Holloway Road along with a number of transport links including Archway Underground Station and Upper Holloway Overground Station.

Council Tax: London Borough of Islington - Band D

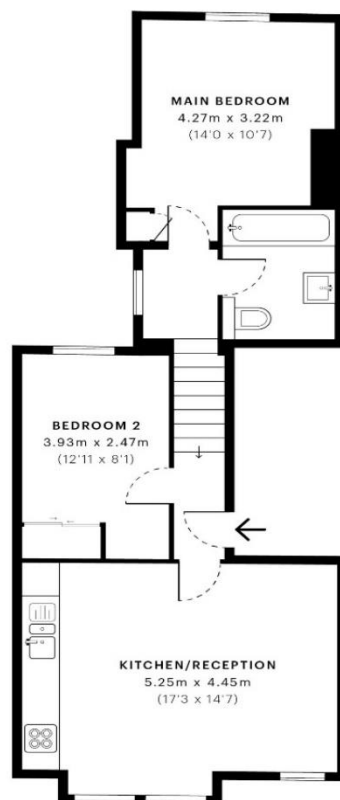
Approx. Floor Area: 603 - 604 sqft (56.02 - 56.1 sqm)

Remaining Lease Term: 110 years

Annual Service Charge: Ad Hoc, payable as and when any costs are due.

Annual Ground Rent: £0





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(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  
56.10 sqm / 603.86 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
53.86 sqm / 579.74 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 56.01 sqm / 602.89 sqft  
IPMS 3C RESIDENTIAL 54.33 sqm / 584.80 sqft

spec id: 62948603653db80de4a0e470





