



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate N6
Price £480,000 - Share of Freehold

A two double bedroom apartment situated on the second floor of this 1930's purpose built block within close walking distance to Highgate Underground Station. The accommodation comprises of a spacious reception room opening onto a balcony, separate kitchen, bathroom and two bedrooms with the second bedroom providing access to a second balcony. Externally there is a well maintained, secluded communal garden and the heating and hot water is included in the annual service charge. The property is conveniently situated within close walking distance to the restaurants, cafes and shops in Highgate Village, a 10 minute walk to the picturesque surroundings of Hampstead Heath and only moments away from Highgate Wood.

Council Tax: London Borough of Haringey - Band D

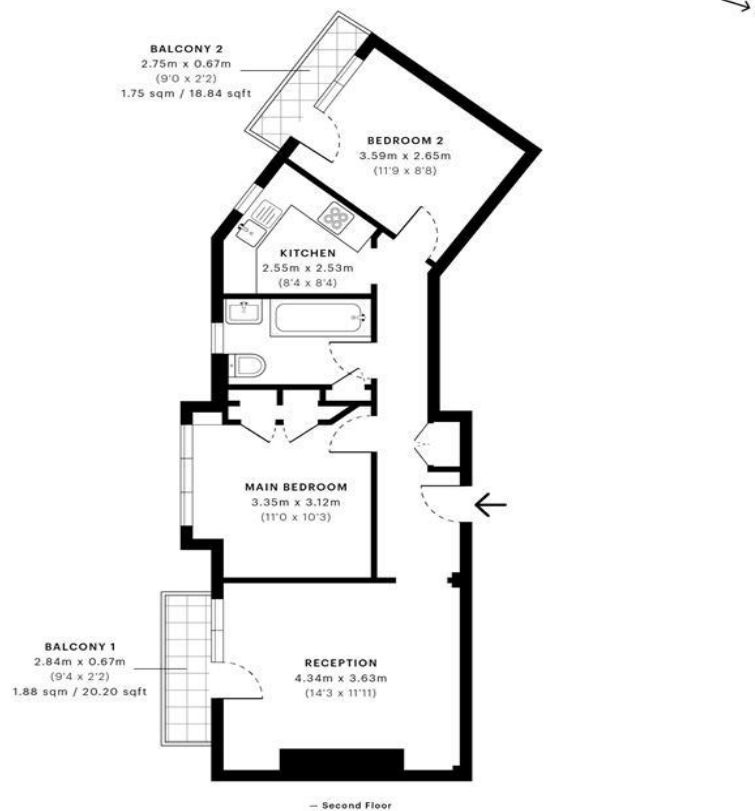
Approx. Floor Area: 570 sqft (52.95 sqm)

Remaining Lease Term: 990 years

Annual Service Charge: £3,000 - Payable Yearly

Annual Ground Rent: £100





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	72	
(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	

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.02 sqm / 570.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
49.86 sqm / 536.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.63 sqm / 39.07 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 57.15 sqm / 615.16 sqft
IPMS 3C RESIDENTIAL 54.89 sqm / 590.83 sqft

Spec ID: 60585209a412d80dd218c064



