



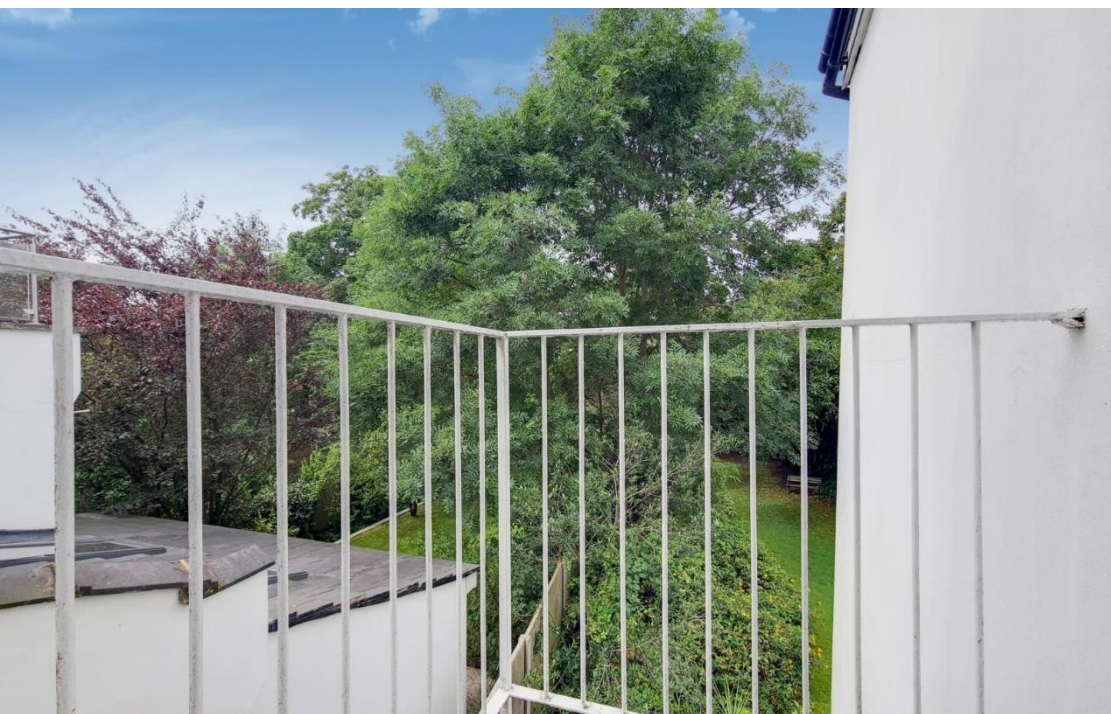
TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

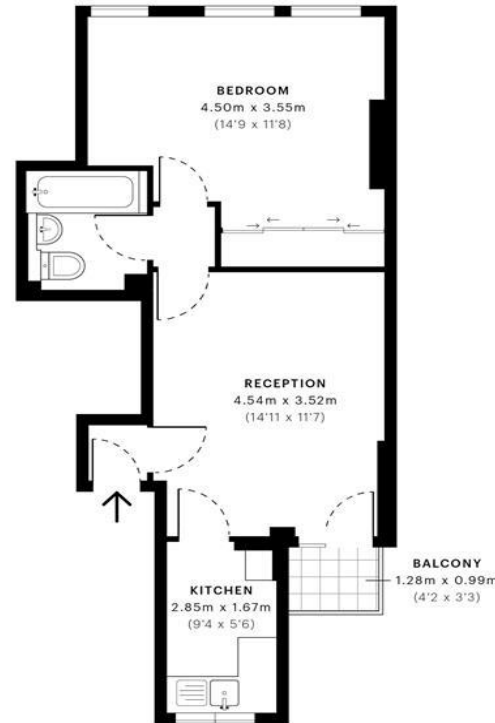
Muswell Hill Road, Muswell Hill N10
Price £390,000 - Share of Freehold

A one bedroom apartment on the first floor of an Edwardian double fronted period conversion with a balcony situated only moments away from Muswell Hill Broadway. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, large double bedroom with fitted wardrobes and a bathroom. Externally the property has a balcony accessed from the reception room. The property is conveniently located within walking distance to Highgate Underground Station and is in close proximity to the leafy surroundings of Highgate and Queens Wood. The property includes a share of the freehold and is available chain free.

Council Tax: London Borough of Haringey - Band C
Approx. Floor Area: 441 sqft (41 sqm)
Remaining Lease Term: 999 years
Annual Service Charge: £432 - Payable Yearly
Annual Ground Rent: £0



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— First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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
42.58 sqm / 458.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
40.16 sqm / 432.28 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.26 sqm / 13.56 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 43.79 sqm / 471.35 sqft
IPMS 3C RESIDENTIAL 41.94 sqm / 451.44 sqft

spec id: 60fe592ae3d50de5d0bf58c



