



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Archway Road, Highgate N6  
Price £575,000 - Leasehold

An extremely spacious one bedroom apartment with a study located on the first floor of this portered purpose built block situated only moments away from Highgate Underground Station. Boasting wooden floors to the reception area and floor to ceiling windows, the accommodation comprises of a large reception room that is open plan to a fully fitted kitchen, double bedroom with a fitted wardrobe, study, bathroom and a utility room. Externally the property has a large balcony accessed from the reception room and there is also access to well maintained communal gardens. The property is conveniently located within close walking distance to the local amenities of Highgate Village and only moments away from the picturesque surroundings of Highgate Wood which benefits from a large children's playground and a cafe.

Council Tax: London Borough of Haringey - Band E  
Approx. Floor Area: 667 sqft (62 sqm)  
Remaining Lease Term: 120 years  
Annual Service Charge: £5,000 - Payable Monthly  
Annual Ground Rent: £400





— First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-Plus)	A		
(81-91)	B	83	83
(69-80)	C		
(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  
65.83 sqm / 708.59 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
63.03 sqm / 678.45 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
3.71 sqm / 39.93 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 69.68 sqm / 750.03 sqft  
IPMS 3C RESIDENTIAL 67.65 sqm / 728.18 sqft

spec id: 60fecdb91e026f0dc97222ce



