



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Bishops Road, Highgate, N6**  
**Price £750,000 – Share of Freehold**

A two bedroom apartment occupying the first floor of an Edwardian period conversion with a private west facing garden situated on a sought after road within close walking distance to Highgate Underground Station. Flooded in natural light and benefiting from an array of period features, the accommodation comprises a large reception room with the original wooden floors, separate kitchen with space for dining, two bedrooms and a bathroom. The property is conveniently located within easy reach to the amenities in Highgate Village and the open spaces of Highgate Wood, Hampstead Heath and Waterlow Park.

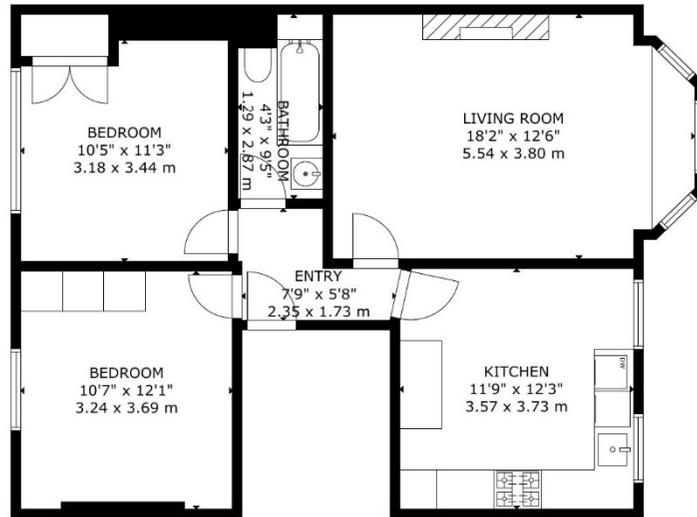
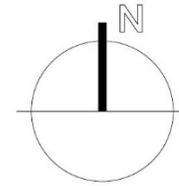
**Material Information:**

The property is held on a 999 year lease from the 24th June 2017. The service charge is £3103.12 per annum and the building is managed by Langford Chase. This includes the properties contribution towards the buildings insurance and management fees.

The property has gas central heating and fibre broadband is available. The building is serviced by electricity, and mains water and sewerage. There is street CPZ street parking available and mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band E  
Approx. Floor Area: 719 sqft (66.8 sqm)  
Remaining Lease Term: 991 years  
Annual Service Charge: £3,103.12





GROSS INTERNAL AREA  
 TOTAL: 67 m<sup>2</sup>/719 sq ft  
 FIRST FLOOR: 67 m<sup>2</sup>/719 sq ft  
 EXCLUDED AREAS: GARDEN: 83 m<sup>2</sup>/889 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		72	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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