



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate N6
Price £500,000 - Share of Freehold

A spacious two bedroom ground floor flat situated in this sought after 1930's purpose built block within close walking distance to Highgate Underground Station. Newly renovated, the accommodation comprises a reception room with the original wooden parquet floors, a separate modern fully fitted kitchen, two double bedrooms and a luxurious bathroom. Further benefits include newly installed parquet floors to the hallway, lots of storage space, double glazed windows throughout and the heating and hot water is included in the annual service charge. Externally there is a well maintained secluded communal garden. The property is conveniently situated within close walking distance to the restaurants, cafes and shops of Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 517 sqft (48 sqm)
Remaining Lease Term: 990 years
Annual Service Charge: £3,000 - Payable Yearly
Annual Ground Rent: £100



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			74
(39-54) E		54	
(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
48.89 sqm / 526.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
45.96 sqm / 494.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 50.38 sqm / 542.29 sqft
IPMS 3C RESIDENTIAL 48.69 sqm / 524.09 sqft

spec id: 016fd60c017c1d0de073ddda



