



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Sheldon Avenue, Highgate, N6
Price £880,000 - Share of Freehold

An extremely spacious three double bedroom top floor, purpose built apartment on one of Highgate's premier roads. Set behind electric gates, the accommodation includes a bright and spacious double reception room, separate kitchen, three bedrooms, bathroom with a separate WC and an abundance of storage including a separate storage shed in the basement. Externally the property boasts two balconies, use of a beautifully maintained communal garden, a garage, and one off street parking space on a first come first served basis. The flat is located within walking distance of Highgate Village, Highgate Underground Station and the beautiful open spaces of Kenwood and Hampstead Heath.

Material Information:

The property is held on a 999 year lease from the 1st January 2000. The annual ground rent is peppercorn, the service charge is £4,750.28 per annum and the building is managed by Prime Property Management. The service charge includes the properties contribution towards the buildings insurance, cleaning, gardening and managing agent fees. The property has gas central heating and fibre broadband. The building is serviced by electricity, and mains water and sewerage. There is one off street parking space available on a first come first served basis, a single garage, and CPZ street parking is also available with restrictions from 10am - 12pm, Monday to Friday. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 1096 sqft (101.82 sqm)

Remaining Lease Term: 974 years

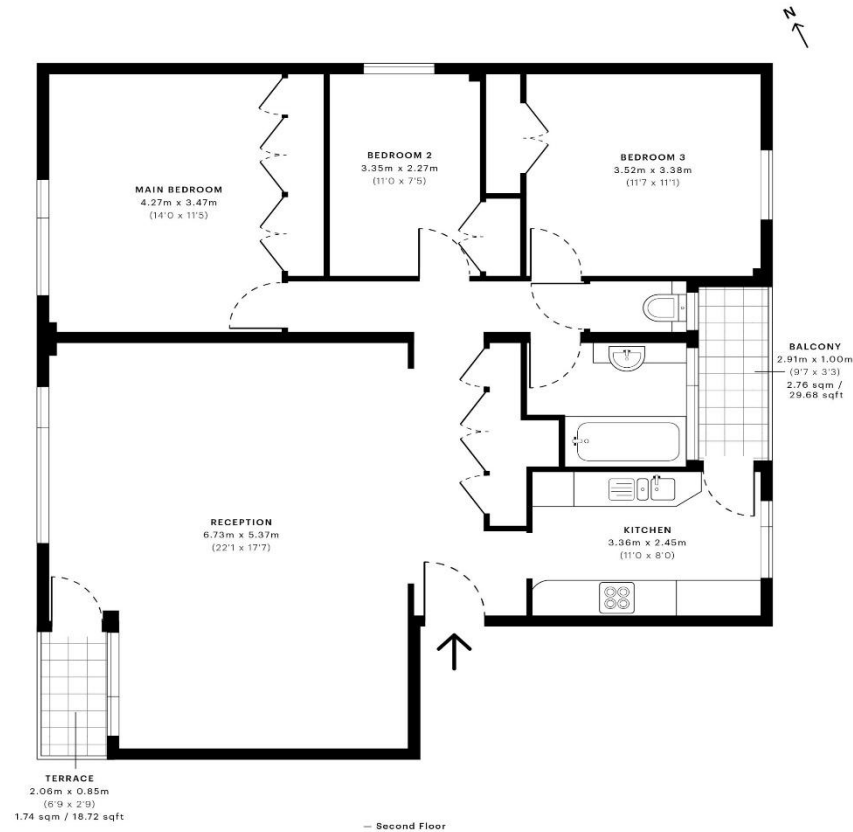
Annual Service Charge: £4,750

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-Plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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
101.86 sqm / 1096.41 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
95.63 sqm / 1031.51 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.50 sqm / 48.44 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 107.93 sqm / 1161.75 sqft
IPMS 3C RESIDENTIAL 101.90 sqm / 1096.84 sqft

spec id: 621cb94440f6d90de8ef7d81



