



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Highgate Hill, London, N19
Price £550,000 - Share of Freehold

A two bedroom first floor period conversion with a roof terrace situated at the top of Highgate Hill within close walking distance to Highgate Village. Fully refurbished to an extremely high standard by the current owner and boasting wooden floors and double glazed windows throughout, the accommodation comprises a spacious south-west facing reception room, separate kitchen, two bedrooms and a bathroom. The property is conveniently located moments away from the picturesque surroundings of Waterlow Park and within easy reach of Archway Underground Station. The property includes a share of the freehold and is available chain free.

Material Information:

The property is held on a 999 year lease from the 24th June 2016. The annual ground rent is peppercorn and the annual service charge is £1,200, payable £100 per calendar month. This payment includes the properties contribution towards the annual buildings insurance. The building is self managed by the owners.

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

Council Tax: London Borough of Islington - Band C

Approx. Floor Area: 551 sqft (51.19 sqm)

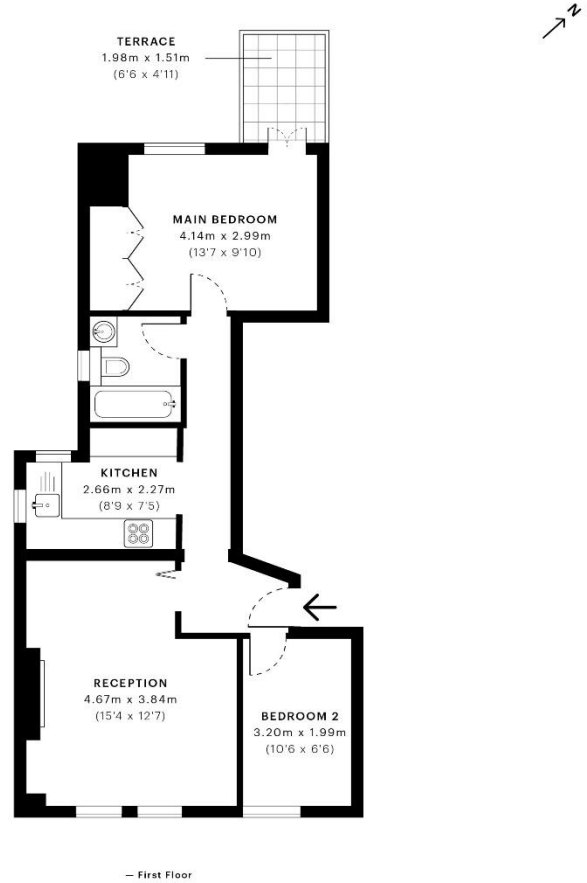
Remaining Lease Term: 991 years

Annual Service Charge: £1,200



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents



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

GROSS INTERNAL AREA (GIA)
The interior of the property
31.29 sqm / 337.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external fixtures
Indicates wheelchair access (level height)
46.41 sqm / 501.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, pergolas etc.
2.96 sqm / 31.86 sqft

ACCESSIBLE (WHEELCHAIR)
Level access throughout
0.00 sqm / 0.00 sqft



spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and graphics are illustrative only and do not constitute a contract. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

IPMS 200 RESIDENTIAL: 33.86 sqm / 364.94 sqft
IPMS 200 COMMERCIAL: 33.56 sqm / 361.93 sqft

SPEC ID: 563f41kb01795620dc66c3a46



