



# 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. Recently refurbished 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.

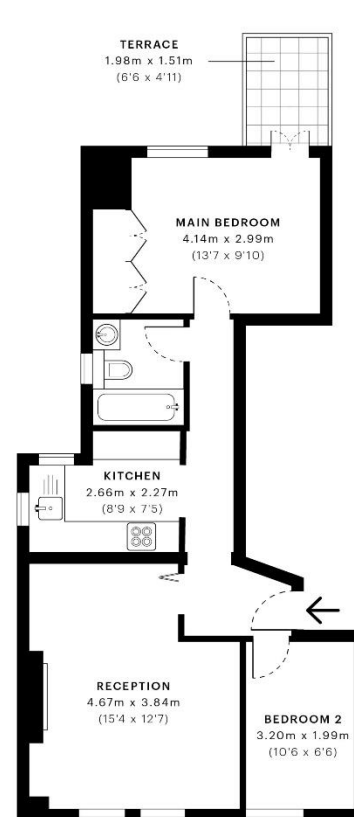
#### Material Information:

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 and sinking fund. The building is self managed by the owners.

The property has gas central heating and fibre 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





— First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)  
The sum of the areas of all rooms.

31.26 sqm / 337.76 sqft

NET INTERNAL AREA (NIA)  
Indicative and notional figure.  
Indicates available internal floor space.

40.41 sqm / 435.06 sqft

EXTERNAL STRUCTURAL FOOTPRINT  
Indicative and notional figure.  
Indicates the footprint of the building.

2.96 sqm / 31.86 sqft

ADDITIONAL AREA (AA)  
Indicative and notional figure.  
Indicates the area of the building.

0.00 sqm / 0.00 sqft



spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans are generated via innovative survey and produced from all areas accessible. 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.

FINAL 2D REFERENCE: 55.56 sqm / 599.54 sqft  
FINAL 3D REFERENCE: 55.56 sqm / 599.54 sqft

SPEC ID: 563f4f1b01705620d0c66c3a46





