



# TAYLOR GIBBS

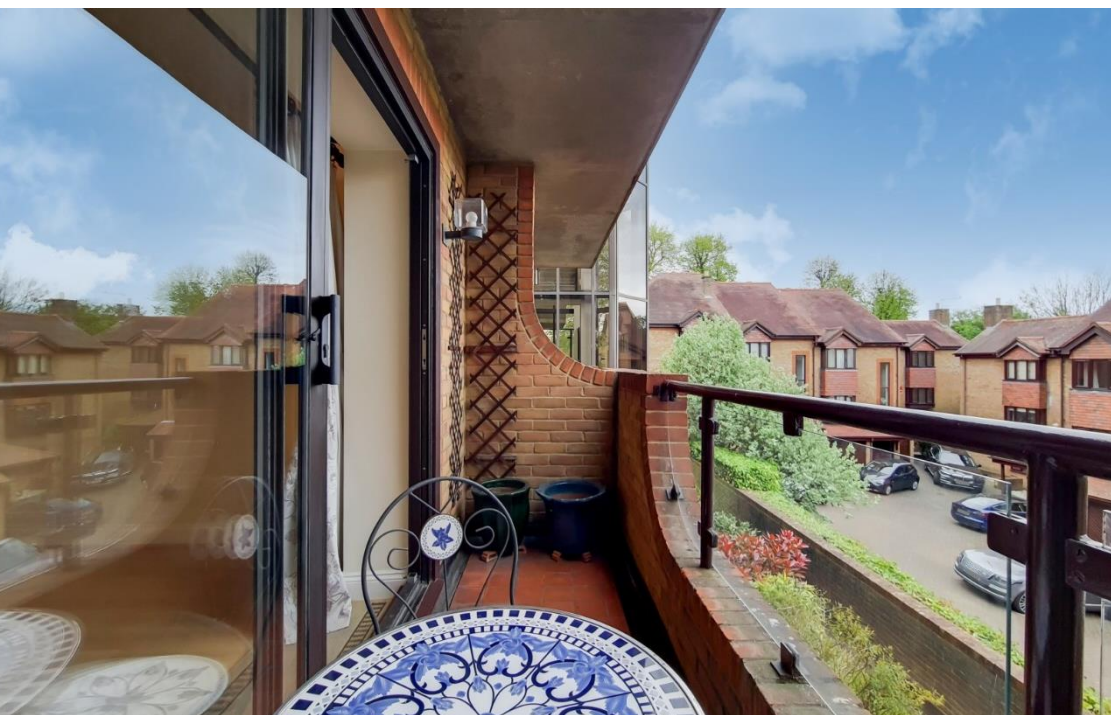
Residential Sales, Lettings & Management Agents

Thornbury Square, Highgate N6  
Price - Offers In Excess of £800,000 - Share of Freehold



A two bedroom second floor apartment situated in a private gated purpose built block and forming part of one of Highgate's most popular complexes. Internally, boasting an abundance of natural light and wooden floors throughout, the accommodation comprises a large entrance hallway, spacious south facing reception room which opens onto a balcony, a fully fitted kitchen, two double bedrooms, the master benefiting from fitted wardrobes, en-suite bathroom with a Jacuzzi bath and a family bathroom. Additional benefits to this fantastic property are the use of a resident's only indoor swimming pool, sauna and on-site gymnasium as well as an underground parking space and separate storage locker. The block also benefits from having a lift and a video entry system. Perfectly located for the amenities of Highgate Village, the apartment is also positioned in close proximity to both Archway and Highgate Underground Stations.

Council Tax: London Borough of Islington - Band F  
Approx. Floor Area: 900 sqft (83.61 sqm)  
Remaining Lease Term: 999 years  
Annual Service Charge: £5,153.60 - Payable Half Yearly  
Annual Ground Rent: £0





— 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 total area of the property  
83.70 sqm / 900.94 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and other structural elements  
Excludes mezzanines, carports, balconies etc.  
76.67 sqm / 830.95 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, etc.  
3.92 sqm / 42.19 sqft



DEPICTED AREA  
The area shown on the map  
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 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.

UNITS: GROSS INTERNAL - 83.70 sqm / 900.94 sqft  
UNITS: NET INTERNAL - 76.67 sqm / 830.95 sqft

SPEC ID: 562667c0a87999c0d1f3d74b0





