



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Aylmer Road, East Finchley N2  
Price £500,000 - Leasehold



A two bedroom first floor purpose built apartment with a south facing balcony overlooking the communal gardens. The accommodation comprises of a spacious reception room, a modern fully fitted kitchen, luxurious bathroom and two double bedrooms. Further benefits include lift access, off street parking for 2 cars, double glazed windows, a covered front balcony which provides a large amount of storage space and a large south facing communal garden. The apartment is ideally situated within walking distance of both Highgate and East Finchley Underground Stations along with the picturesque surroundings of Hampstead Heath.

Council Tax: London Borough of Barnet - Band D

Approx. Floor Area: 754 sqft (70.05 sqm)

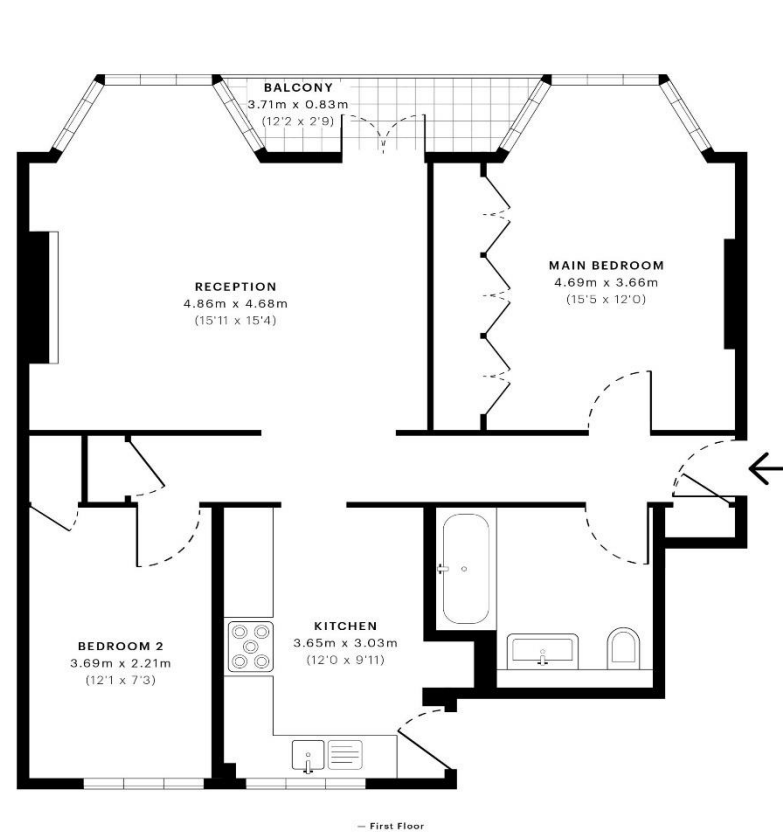
Remaining Lease Term: 108 years

Annual Service Charge: £2,824.04 - Payable £706.01 Quarterly

Annual Reserve Fund: £1395.36 – Payable £348.84 Quarterly

Annual Ground Rent: £50





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 footprint of the property  
70.05 sqm / 754.01 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
65.72 sqm / 707.40 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.69 sqm / 28.95 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 72.12 sqm / 776.29 sqft  
IPMS 3C RESIDENTIAL 68.43 sqm / 736.57 sqft

spec id: 62860ab507a8c00dd56ad5d2





