



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Girdlestone Walk, Archway N19  
Price £375,000 - Leasehold

A one bedroom first floor purpose built flat with a south facing balcony situated within close walking distance to Archway Underground Station. Accessed from a private entrance, flooded in natural light and benefiting from double glazed windows, the accommodation comprises a large reception room that is open plan to the kitchen with sliding doors onto a 25 ft balcony, double bedroom and bathroom. The property is conveniently located within walking distance to the amenities of both Highgate Village and Junction Road along with the picturesque surroundings of Waterlow Park.

Council Tax: London Borough of Islington - Band C

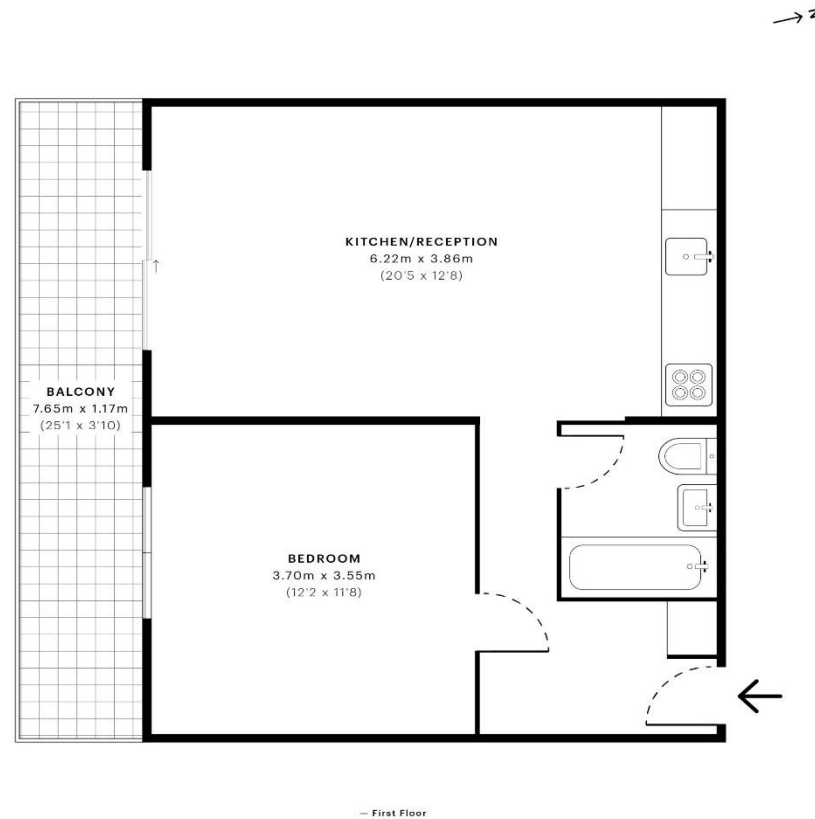
Approx. Floor Area: 504 sqft (46.82 sqm)

Remaining Lease Term: 88 years. A further 90 years will added on completion.

Annual Service Charge: £1,146 - Payable Yearly

Annual Ground Rent: £10 – Payable Yearly





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>		74	77
(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  
46.91 sqm / 504.94 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
45.71 sqm / 492.02 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.85 sqm / 95.26 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 55.75 sqm / 600.09 sqft  
IPMS 3C RESIDENTIAL 54.56 sqm / 587.28 sqft

spec id: 6297306927efaf0dbc581601



