



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6
Price £650,000 - Leasehold

A very well presented two bedroom apartment occupying the ground floor of a Victorian period conversion with a private garden, situated within an 8 minute walk from Highgate Underground Station. Accessed from a private entrance and offered in excellent condition, the accommodation comprises a spacious reception room open plan to a fitted kitchen, two double bedrooms, and a bathroom. Externally the property boasts a landscaped west facing garden which includes a built in BBQ. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village, the multiple amenities in Crouch End, and only moments away from the leafy surroundings of Parkland Walk.

Material Information:

The property is held on a 214 year lease from the 29th September 1982. The annual ground rent is peppercorn and the annual service charge is payable on an Ad Hoc basis, as and when any costs are payable. The building is self managed by the residents. The property has gas heating and fibre broadband. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 734 sqft (68.19 sqm)

Remaining Lease Term: 170 years

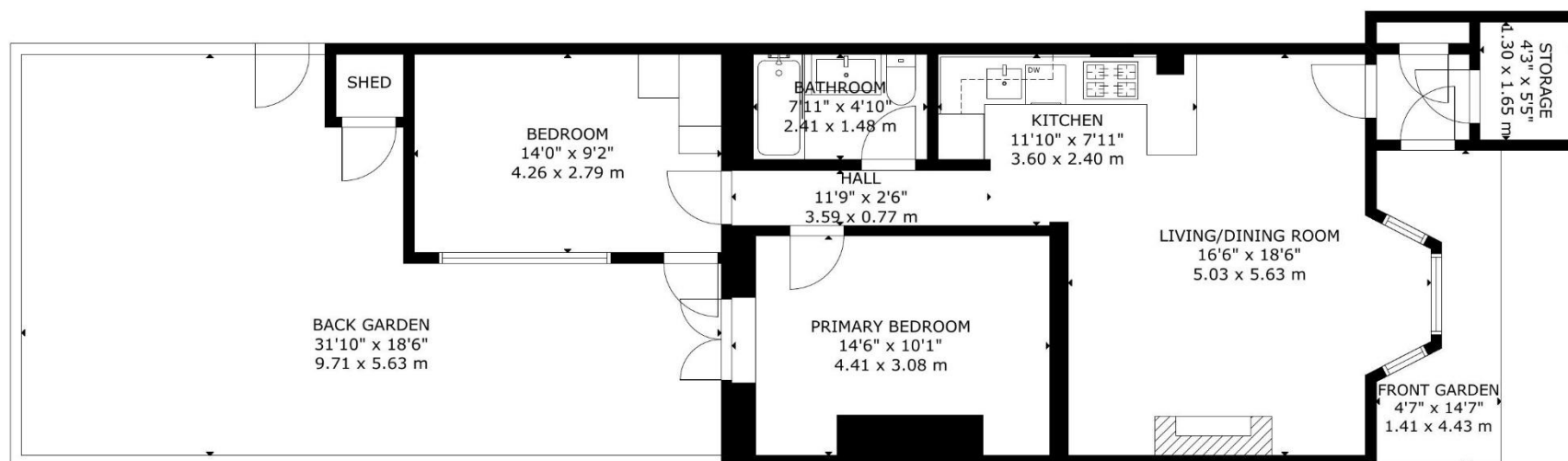
Annual Service Charge: Ad Hoc, payable as and when costs are due

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 68 m²/734 sq ft
LOWER GROUND FLOOR: 68 m²/734 sq ft
EXCLUDED AREAS: FRONT GARDEN: 4 m²/48 sq ft, BACK GARDEN: 42 m²/450 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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