



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Avenue Road, Highgate, N6  
Price £425,000 - Share of Freehold



A one bedroom period conversion with a private garden and its own entrance situated on a sought after road within walking distance to both Highgate Village and Crouch End Broadway. Benefiting from double glazed windows and doors throughout, the accommodation comprises a reception room open plan to a fitted kitchen, bedroom and luxurious shower room. Externally the property has a landscaped private section of garden incorporating a patio area and a number of shrubs and plants. There is also access to communal gardens at the front and rear of the building. The property is conveniently located within walking distance to both Highgate and Archway Underground Station along with a number of open spaces including Parkland Walk.

#### Material Information:

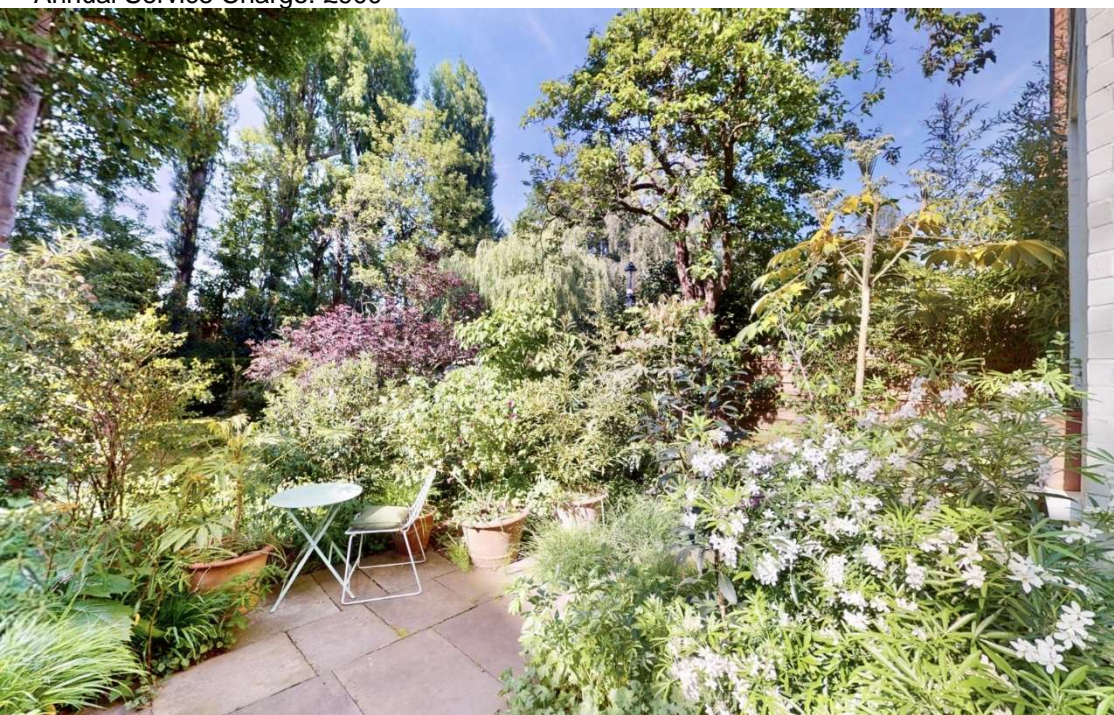
The property is held on a 999 year lease from the 24th June 1982. The annual ground rent is peppercorn and the annual service charge is £900, payable £75 per calendar month. This includes the flats contribution towards the building insurance and its contribution towards the sinking fund. The building is self managed by the residents. The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available

Council Tax: London Borough of Haringey - Band C

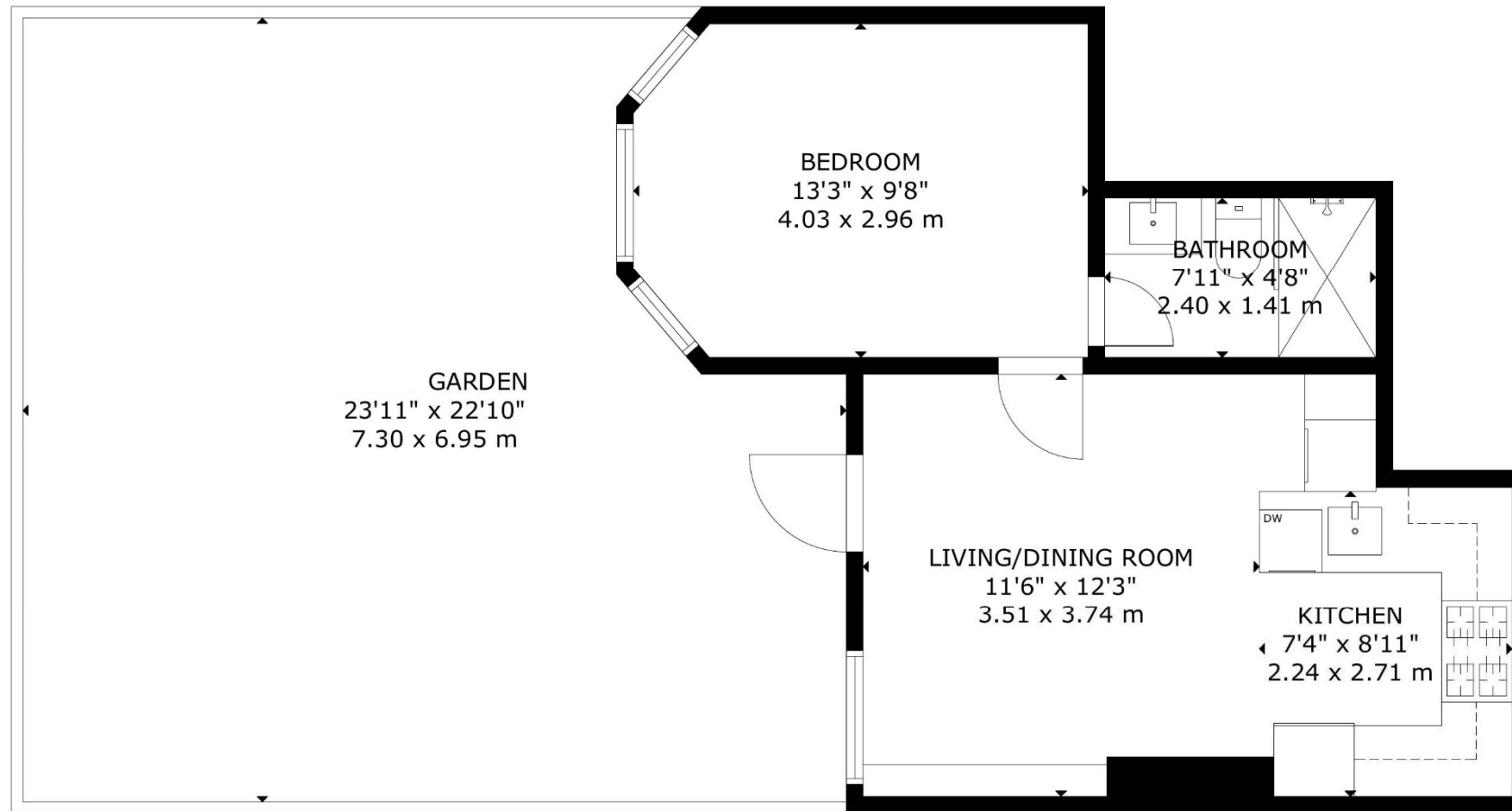
Approx. Floor Area: 409 sqft (38 sqm)

Remaining Lease Term: 956 years

Annual Service Charge: £900







GROSS INTERNAL AREA  
TOTAL: 38 m<sup>2</sup>/409 sq ft  
GROUND FLOOR: 38 m<sup>2</sup>/409 sq ft  
EXCLUDED AREAS: REAR GARDEN: 45 m<sup>2</sup>/483 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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	



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