



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Wembury Mews, Highgate, N6
Price £485,000 - Leasehold

A one bedroom ground floor apartment with a private patio garden situated within close walking distance to Highgate Underground Station. Accessed from a quiet cobbled mews and boasting its own private entrance, the accommodation comprises of a large bright reception room with original oak wooden floors and a log burning stove that is open plan to modern fully fitted kitchen, double bedroom with dressing area and luxurious bathroom. Further benefits to the property include a built in Sonos music system in every room, an abundance of storage and a built in office area. The property is conveniently located within walking distance to the restaurants, bars and cafes in Highgate Village and within easy reach of the picturesque surroundings of Parkland Walk, Highgate & Queens Wood, Waterlow Park and Hampstead Heath.

Material Information:

The property is held on a 189 year lease from the 29th September 1997. The annual ground rent is £5 and the annual service charge is £533, payable annually. This payment includes the properties contribution towards the annual buildings insurance and the administration charge. The building is managed by the freeholder. The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property. The mews is not the responsibility of the local authority and is privately owned. It benefits from a right of way over the passageway subject to the payment of a due proportion of the expense of maintenance and repair.

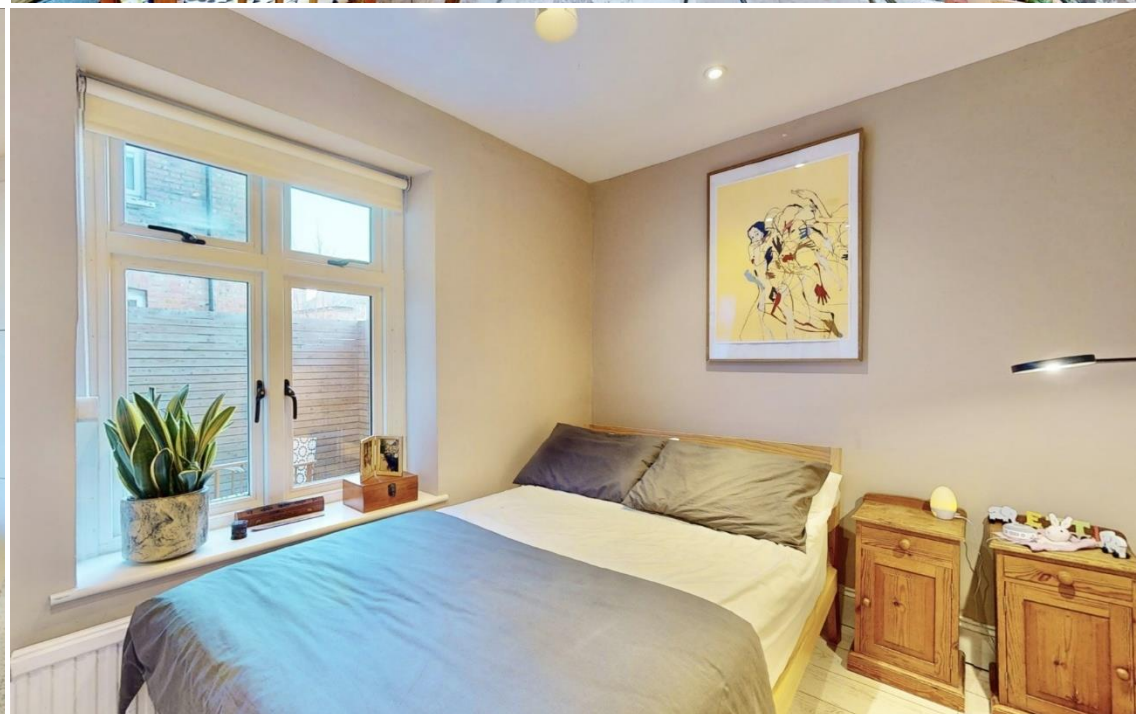
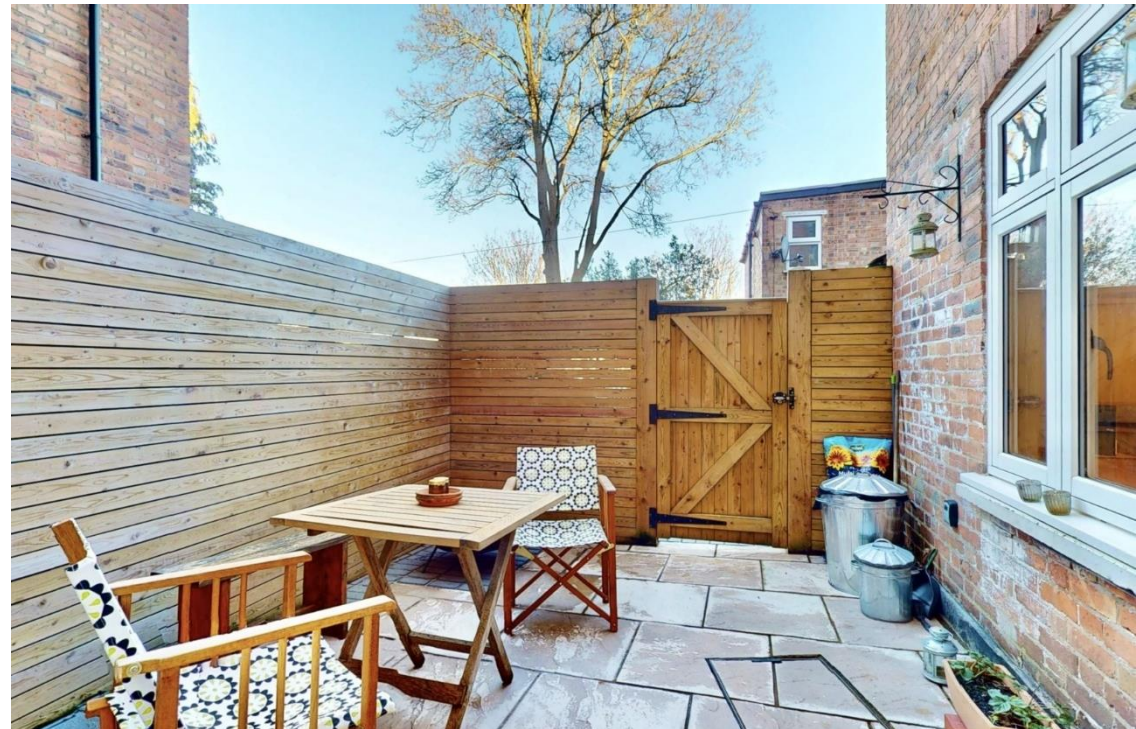
Council Tax: London Borough of Haringey - Band C

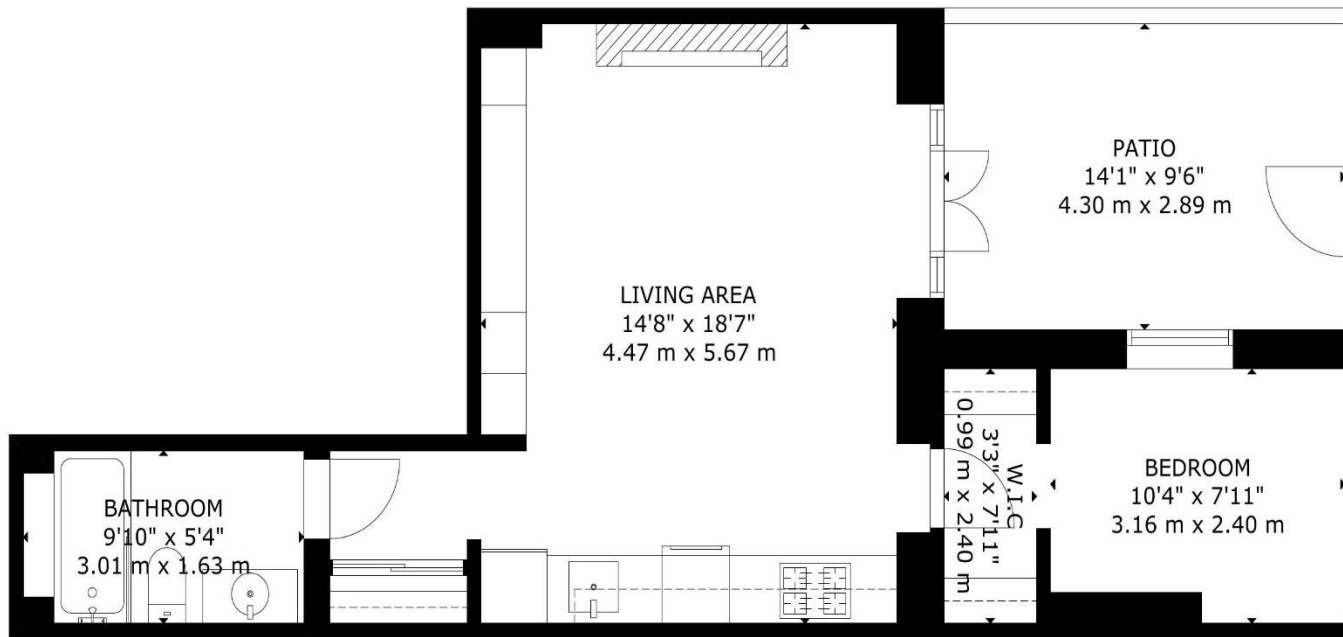
Approx. Floor Area: 493 sqft (45.8 sqm)

Remaining Lease Term: 162 years

Annual Service Charge: £533

Annual Ground Rent: £5





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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: 46 m²/493 sq.ft
GROUND FLOOR: 46 m²/493 sq.ft
EXCLUDED AREAS: PATIO: 12 m²/134 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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