



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6  
Price £595,000 - Leasehold



A beautifully presented two bedroom apartment with a roof terrace occupying the first floor of an Edwardian period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light, the split level accommodation comprises a spacious reception room with wooden floors that is open plan to a modern fitted kitchen which has space for dining, a luxurious bathroom with a window and two double bedrooms. Externally there is a 13 ft 4" roof terrace. Further benefits include wooden floors to all rooms except for the hallway, high ceilings, sash windows to the front of the property and lots of storage space. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

Council Tax: London Borough of Haringey - Band D

Approx. Internal Floor Area: 610 sqft (56.67 sqm)

Remaining Lease Term: 121 years

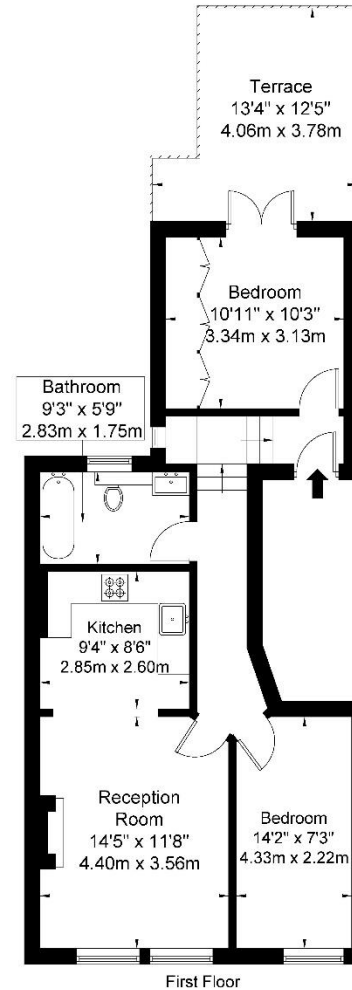
Annual Service Charge: Right to Manage. Payable on an ad hoc basis

Annual Ground Rent: £250



# Langdon Park Road Highgate N6 5QG

Approx Gross Internal Area = 56.7 sq m / 610 sq ft



First Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	49	
(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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