



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate, N6
Price £500,000 - Share of Freehold

A spacious two bedroom ground floor flat situated at the rear of this sought after 1920's, Art Deco purpose built block within close walking distance to Highgate Underground Station. The accommodation comprises a reception room with the original wooden parquet floors, a modern fully fitted kitchen, two double bedrooms and a bathroom. Further benefits include double glazed windows throughout, lots of storage space and the heating and hot water is included in the annual service charge. Externally there is a well maintained secluded communal garden. The property is conveniently situated within close walking distance to the restaurants, cafes and shops of Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

Council Tax: London Borough of Haringey - Band D

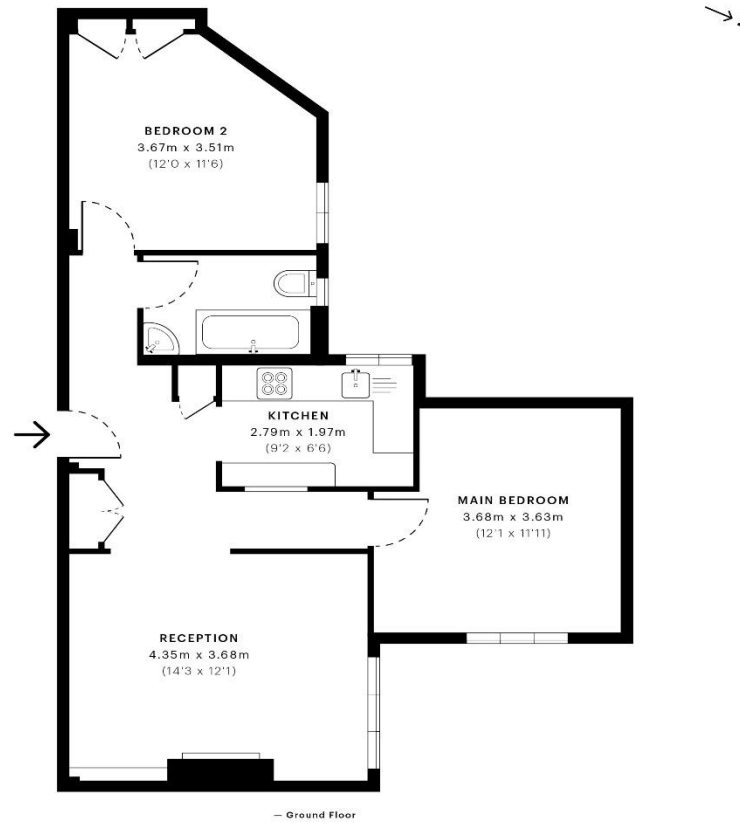
Approx. Floor Area: 672 sqft (62.43 sqm)

Remaining Lease Term: 989 years

Annual Service Charge: £4,800

Annual Ground Rent: £100





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	73
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)
The total area of the property.
62.48 sqm / 672.53 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes the area under the roof (high).
59.29 sqm / 638.04 sqft

EXTERNAL STRUCTURAL FEATURES
Excludes internal partitions and
0.00 sqm / 0.00 sqft

ROOF TYPE HEAD HEIGHT
System 100 mm (4" x 10")
0.00 sqm / 0.00 sqft



spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans are generated automatically and are not subject to any manual verification. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

FINAL 3D MEASUREMENT: 62.48 sqm / 672.53 sqft
FINAL 2D MEASUREMENT: 59.29 sqm / 638.04 sqft

spec ID: 5639876071e0ee0d80d03f77



