



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Cromwell Avenue, Highgate, N6
Price £500,000 - Share of Freehold

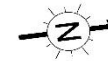
An extremely spacious one bedroom apartment occupying the entire top floor of a Victorian period conversion on a sought after road situated within close walking distance to Highgate Village. The accommodation comprises a large reception room, separate kitchen with space for dining, spacious bedroom and a bathroom. There is an abundance of additional storage space in the reception room, double glazed timber sash windows and a every window has a lovely outlook. The property is conveniently located within walking distance to both Highgate and Archway Underground Stations and only moments away from the picturesque surroundings of Waterlow Park.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 712 sqft (66.15 sqm)
Remaining Lease Term: 970 years
Annual Service Charge: Payable on an Ad Hoc basis
Annual Ground Rent: £0

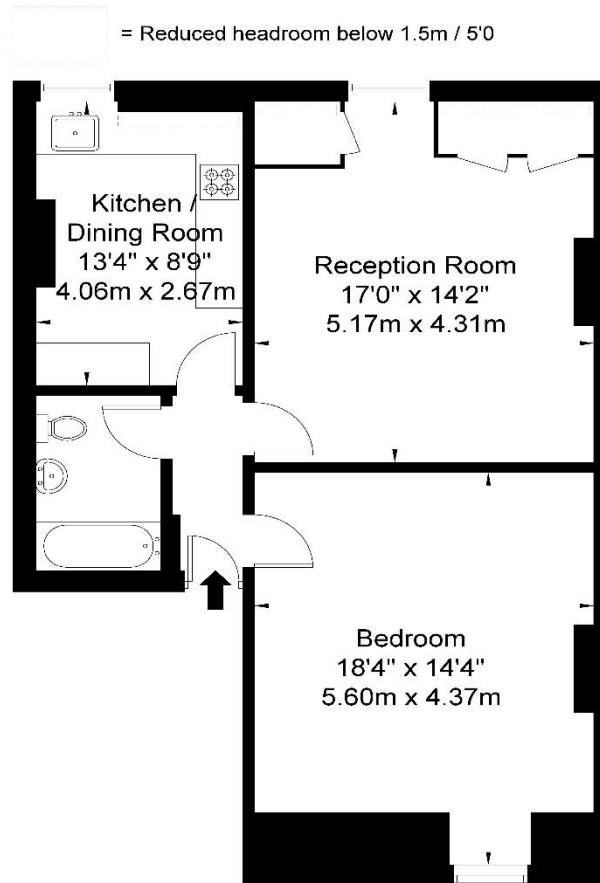


Cromwell Avenue Highgate N6 5HP

Approx Gross Internal Area = 66.2 sq m / 712 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor

Ref

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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) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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