



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Cholmeley Park, Highgate, N6  
Price £500,000 - Leasehold



A split level one bedroom apartment occupying the top floor of a period conversion on a sought after road within close walking distance to Highgate Village. Flooded in natural light, the accommodation comprises a large reception room with a vaulted double height ceiling, kitchen with space for dining, double bedroom, shower room and a guest WC. There is a large amount of storage space throughout the property including a storage area of 115 ft<sup>2</sup> accessed from the reception room. Externally there is access to a communal garden. The property is conveniently located within easy reach of Highgate Underground Station and a number of open spaces including Waterlow Park.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 793 sqft (73.67 sqm)

Remaining Lease Term: 112 years

Annual Service Charge: £1,200 - Payable in £300 Quarterly Instalments

Annual Ground Rent: £200



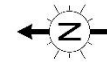



# Cholmeley Park Highgate N6 5EU

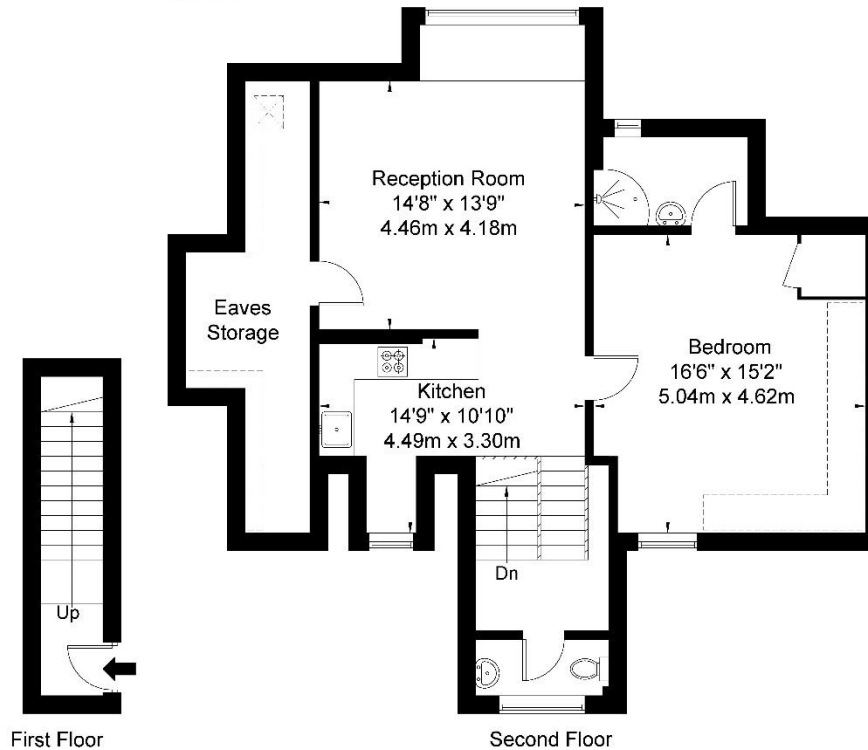
Approx Gross Internal Area = 73.7 sq m / 793 sq ft

Eaves = 10.7 sq m / 115 sq ft

Total = 84.4 sq m / 908 sq ft



 = Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	66
(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	

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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