



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

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



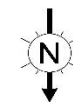
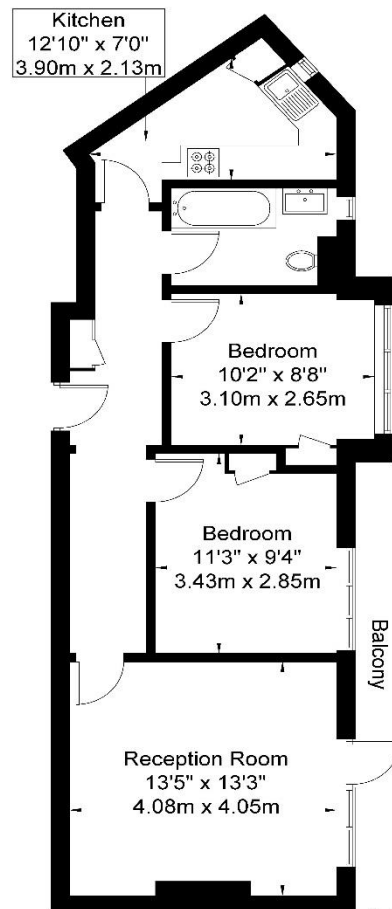
A spacious two bedroom third floor flat, with lift access, situated in a sought after 1920's, Art Deco purpose built block within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a reception room with the original wooden parquet floors, a separate modern kitchen, two double bedrooms and a bathroom. Further benefits include a south-west facing balcony that is accessed from the reception room, 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. The property includes a share of the freehold and is available chain free.

Council Tax: London Borough of Haringey - Band D  
Approx. Floor Area: 638 sqft (59.27 sqm)  
Remaining Lease Term: 995 years  
Annual Service Charge: £7,100  
Annual Ground Rent: £100



# Highcroft North Hill N6 4RD

Approx Gross Internal Area = 59.3 sq m / 638 sq ft



Third 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.  
Copyright @ BLEUPLAN

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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



