



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

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

A spacious two-bedroom second floor flat, with lift access, situated in a sought after 1920s, Art Deco purpose-built block within close walking distance to Highgate Underground Station. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises a reception room with the original wooden parquet floors, a separate kitchen, two double bedrooms and a bathroom. Further benefits include a south-east facing balcony that is accessed from the reception room, double glazed windows throughout and lots of storage space. Both the heating and gas are 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.

Material Information:

Share of freehold: The property is held on a 999-year lease from the 27th of December 2007, with annual ground rent of £100. The yearly service charge of £5,895.89 includes all central heating as well as garden maintenance, cleaning, general improvements, insurance, security, and professional management by Lewis Tucker. Some years, a sinking fund payment may also be expected, for 2024/25 it came to £1,976. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage. The area has ample mobile phone coverage, excellent transport links and on-street parking permits available for residents.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 599 sqft (55.7 sqm)

Remaining Lease Term: 982 years

Annual Service Charge (includes gas and heating): £5,895.89

Annual Ground Rent: £100

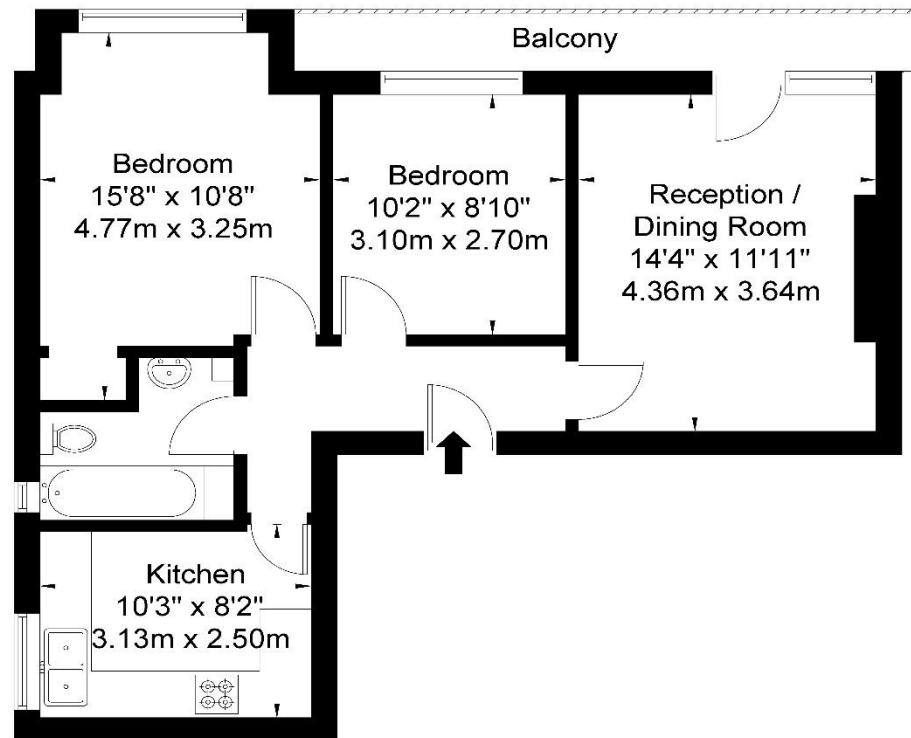


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Highcroft North Hill N6 4RD

Approx Gross Internal Area = 55.7 sq m / 599 sq ft



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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