



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Cromwell Avenue, Highgate, N6
Price £1,195,000 - Share of Freehold

A two/three bedroom apartment occupying the first floor of a period conversion with a large private garden situated within close walking distance to Highgate Village. Flooded in natural light and boasting an array of period features throughout, the accommodation comprises a spacious reception room, separate fitted kitchen with space for dining, three bedrooms, a luxurious family bathroom with a separate shower cubicle and an en-suite shower room to the primary bedroom. Further benefits include the original wooden floors throughout and a loft space above the master bedroom providing an abundance of storage. Externally there is a large private garden. The property is conveniently located within close walking distance to Highgate Underground Station along with the restaurants, cafes and bars in Highgate Village and the picturesque surroundings of Waterlow Park. The property is available chain free and includes a share of the freehold.

Material Information:

The property is held on a 999 year lease from the 24th June 1993. The service charge is payable on an Ad Hoc basis, as and when any costs are payable for the building, and the building is self managed by the flat owners. There is no ground rent payable. The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is street CPZ street parking available and mobile phone coverage is available in the property. The flood risk for Surface Water and from Rivers and Sea are assessed as very low on the Flood Risk Summary for the area. The Flood Risks from Groundwater and Reservoirs are both unlikely in this area.

Council Tax: London Borough of Haringey - Band E
Approx. Floor Area: 930 sqft (86.4 sqm)
Remaining Lease Term: 967 years
Annual Service Charge: Ad Hoc



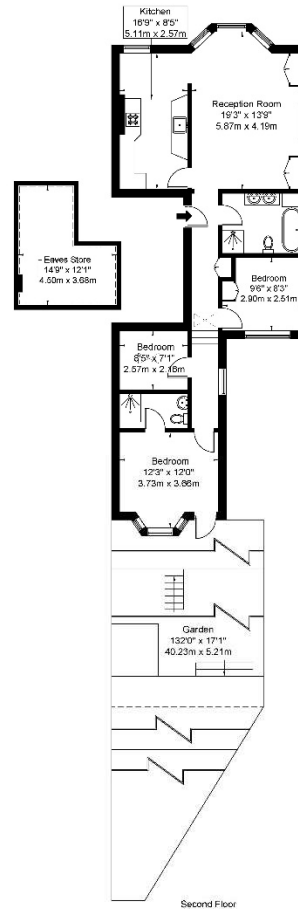
Cromwell Avenue Highgate N6 5HP

Approx. Gross Internal Area = 86.4 sq m / 930 sq ft

Eaves = 13 sq m / 139 sq ft

Garden = 169.3 sq m / 1822 sq ft

Total = 268.7 m / 2891 ft



Ref

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**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	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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