



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £350,000 - Share of Freehold**



A newly refurbished one bedroom first floor apartment situated at the rear of a period conversion within close walking distance to Highgate Underground Station. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises entrance hallway with cupboards, a reception room open plan to a fully fitted kitchen with Quartz work surfaces, double bedroom with fitted wardrobes and a luxurious shower room. The property is conveniently located within walking distance to the restaurants, cafes and bars in Highgate Village and within easy reach of Waterlow Park, Highgate and Queens Wood and Parkland Walk.

#### Material Information:

The property will be sold with a new 999 year lease. A share of freehold will be given to all properties in the building once all properties have been sold. The annual ground rent will be peppercorn and the annual service charge will be £500. It will be down to the new owners to decide if they self manage the building or instruct a managing agent so the service charge could change accordingly.

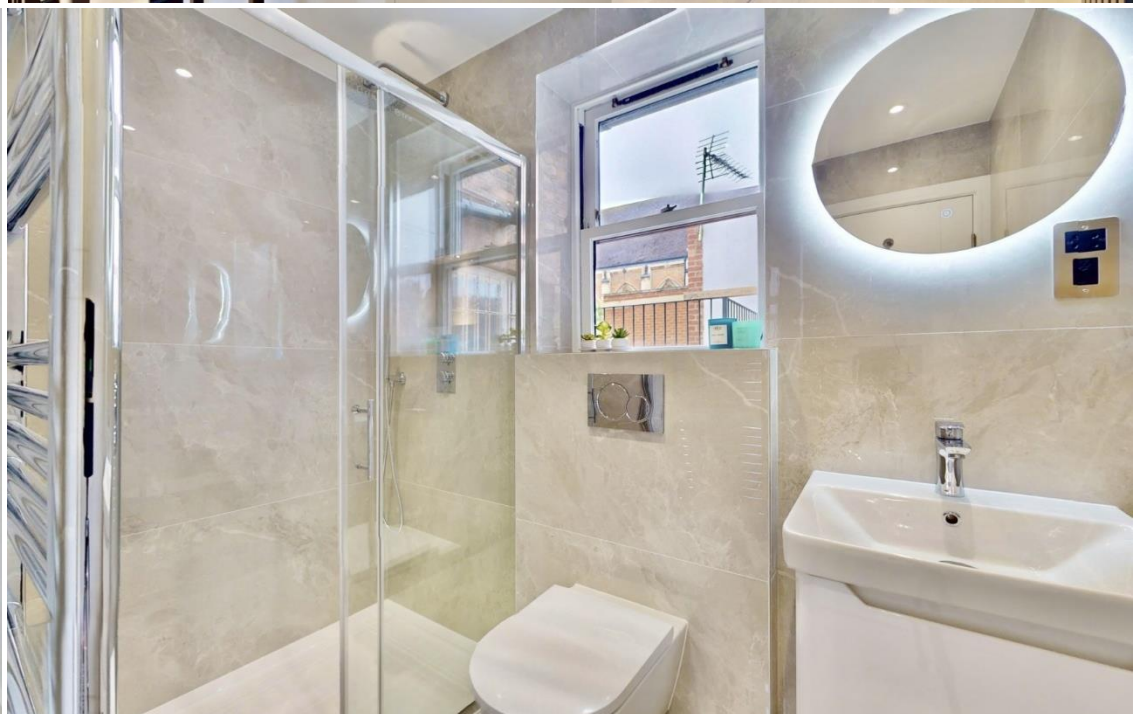
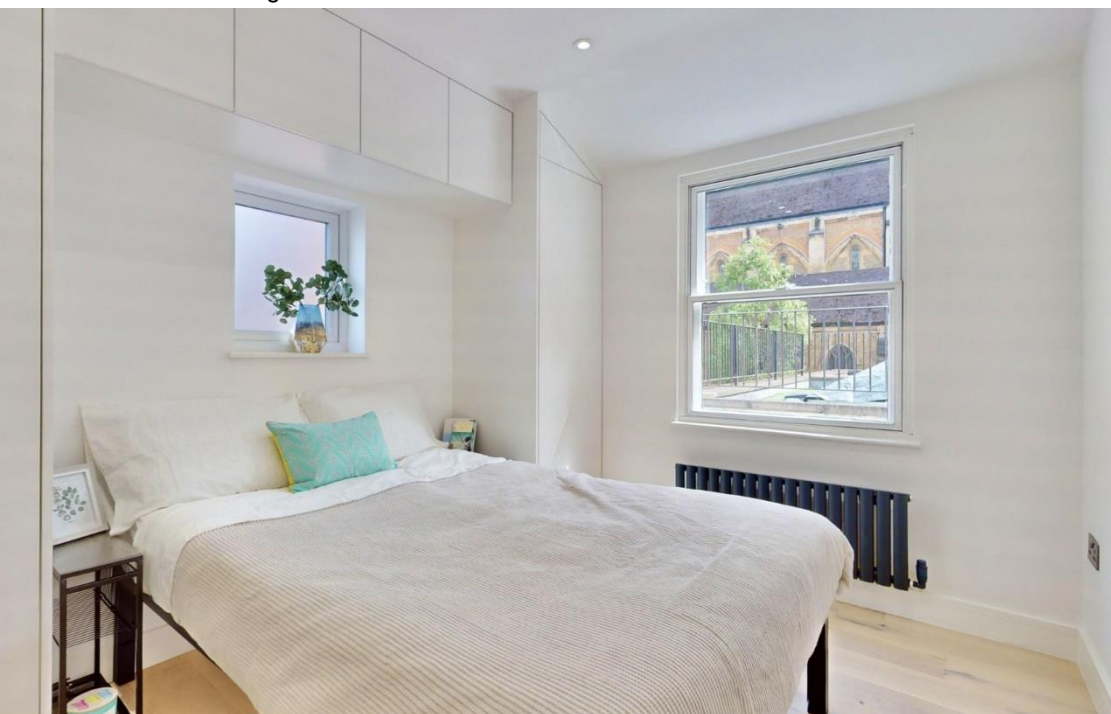
The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. Parking is restricted to 1 hour on Archway Road but CPZ street parking is available on the nearby roads. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 389 sqft (36.14 sqm)

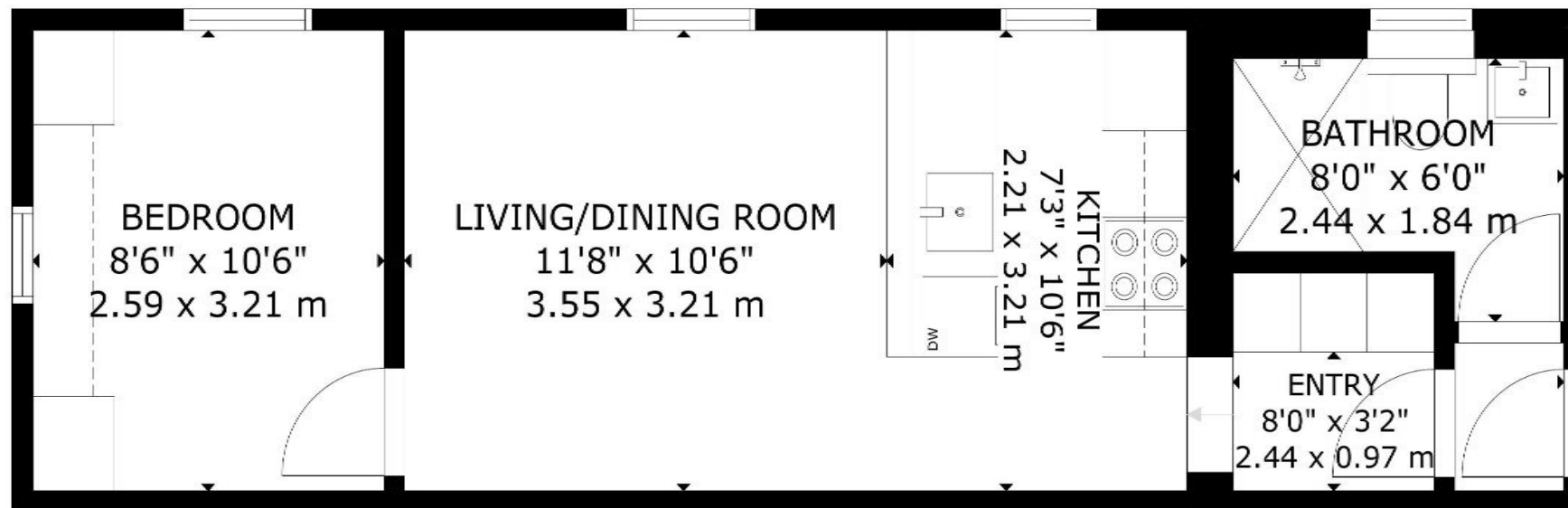
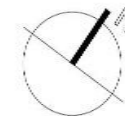
Remaining Lease Term: 999 years

Annual Service Charge: £500



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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		

GROSS INTERNAL AREA  
TOTAL: 36 m<sup>2</sup>/389 sq.ft  
FIRST FLOOR: 36 m<sup>2</sup>/389 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



