



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Pemberton Gardens, Archway, N19**  
**Price £550,000 - Leasehold**



A two bedroom apartment on the fifth floor, with lift access, of a purpose built development with a balcony and far reaching views from every window, situated within close walking distance of Archway Underground Station. Flooded in natural light, the accommodation comprises a large reception room with wooden floors providing access to the balcony, a separate fitted kitchen with Quartz work surfaces, two bedrooms and a bathroom. Further benefits include storage cupboards in the entrance hallway, fitted wardrobes in the main bedroom and access to a well maintained communal garden. The property is conveniently located moments away from the multiple amenities on Holloway Road along with Upper Holloway Overground Station.

#### Material Information:

The property is held on a 189 year lease from the 25th March 1964, less 3 days. The annual ground rent is £30 and the annual service charge is £3,592, payable £898 per quarter. This payment includes the property's contribution towards the annual buildings insurance, communal cleaning, gardening, managing agents fees and the sinking fund. The sinking fund balance is currently £226,406. The leaseholders have the Right to Manage the building and their current managing agent is Rendell & Rittner.

The property has gas central heating, fibre broadband and Sky TV. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band C

Approx. Floor Area: 675 sqft (62.71 sqm)

Remaining Lease Term: 129 years

Annual Service Charge: £3,592

Annual Ground Rent: £30

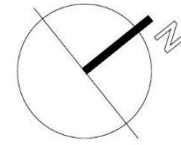


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GROSS INTERNAL AREA  
TOTAL: 63 m<sup>2</sup>/675 sq ft  
5TH FLOOR: 63 m<sup>2</sup>/675 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		78	81
EU Directive 2002/91/EC			



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