



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate, N6
Price £600,000 - Share of Freehold

An extremely well presented three bedroom apartment with a balcony situated on the first floor of this sought after Art Deco purpose built block. The accommodation comprises a spacious reception room, separate kitchen, bathroom and three double bedrooms, all with built in wardrobes. Further benefits include an abundance of storage space and double glazed windows to the front of the property. The apartment is ideally located within close walking distance to Highgate Underground Station along with the restaurants, cafes and bars of Highgate Village.

Material Information:

The property is held on a 999 year lease from the 27th December 2007 . The annual ground rent is £100 and the annual service charge is £7,116.06p. This payment includes the properties contribution towards the annual buildings insurance, general building maintenance and the heating and hot water form part of this charge. The building is managed by Lewis & Tucker.

The property has gas central heating via a communal boiler and fibre broadband. The building is serviced by electricity and mains water and sewerage. There is CPZ street parking available and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band D

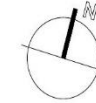
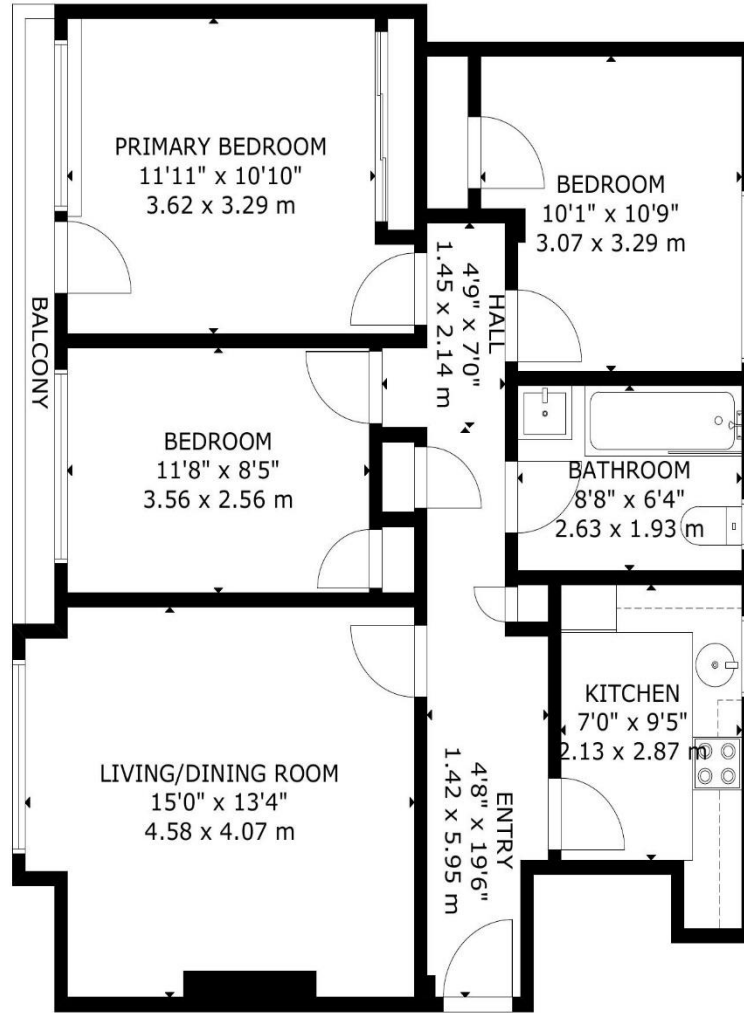
Approx. Floor Area: 835 sqft (77.57 sqm)

Remaining Lease Term: 982 years

Annual Service Charge: £7,116.06

Annual Ground Rent: £100





GROSS INTERNAL AREA
 TOTAL: 78 m²/835 sq ft
 FIRST FLOOR: 78 m²/835 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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33 Highgate High Street, Highgate, London, N6 5JT
 Tel: 020 8341 0123
 enquiries@taylorgibbs.co.uk
 www.taylorgibbs.co.uk

