



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Miranda Road, Archway, N19
Price £475,000 - Share of Freehold

A ground floor two bedroom period conversion with a private entrance, garage and direct access to the communal garden situated within close walking distance to Archway Underground Station. The accommodation comprises of a spacious reception room with wooden floors, a separate kitchen, two bedrooms and a bathroom. Externally there is use of a well maintained communal garden and the property has double glazed windows throughout. The property is located in the Whitehall Park Conservation area and is within easy reach of Highgate Village, Crouch End and the picturesque surroundings of Waterlow Park.

Material Information:

The property is held on a 125 year lease from the 25th December 1989. The annual ground rent is £50, rising to a maximum amount of £250. The annual service charge is £2,429. The building is managed by Driver & Norris. The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. There is street CPZ parking available with the property along with a single garage and mobile phone coverage is available.

Council Tax: London Borough of Islington - Band E
Approx. Floor Area: 596 sqft (55.37 sqm)
Remaining Lease Term: 90 years
Annual Service Charge: £2,429
Annual Ground Rent: £50





GROSS INTERNAL AREA
 TOTAL: 55 m²/596 sq ft
 GROUND FLOOR: 55 m²/596 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



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