



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Stanhope Road, Highgate, N6
Offers in Excess of £335,000 - Leasehold

A studio apartment forming part of a large Edwardian conversion located within close walking distance of Highgate Underground Station. Boasting wooden floors throughout and access to a large communal garden, the accommodation comprises a large studio room that is open plan to a modern fully fitted kitchen, shower room and a separate utility room which could be used as a home office. The property is double glazed, has air conditioning and the service charge is inclusive of heating and hot water. The apartment is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway.

Material Information:

The property is held on a 125 year lease from the 29th September 2002 The annual ground rent is £210 and the annual service charge is £1,300. This includes the heating and hot water. The building is managed by PS Estates Ltd. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is CPZ street parking available.

Council Tax: London Borough of Haringey - Band A

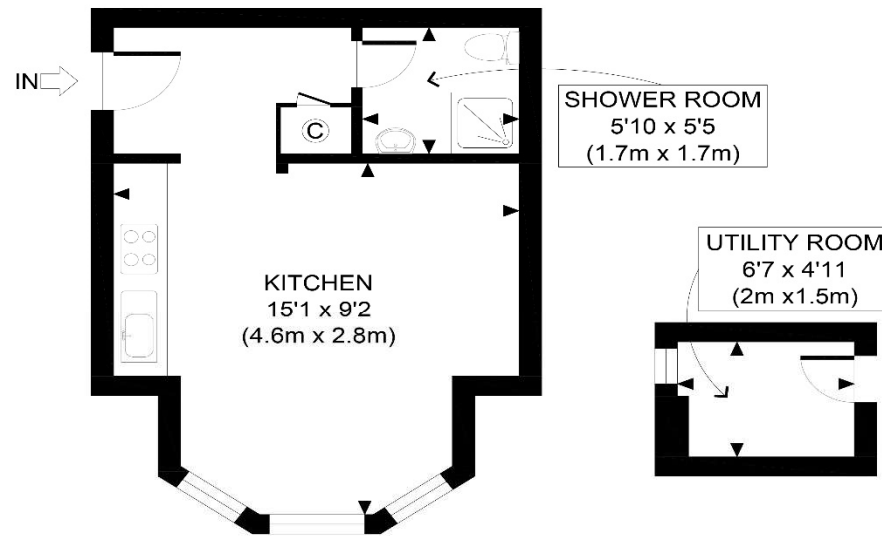
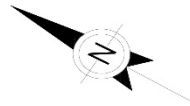
Approx. Floor Area: 312 sqft (28.99 sqm)

Remaining Lease Term: 102 years

Annual Service Charge: £1,300

Annual Ground Rent: £210





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 280 SQ FT

LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 32 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 312 SQ FT / 29 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(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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