



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Despard Road, Archway, N19**  
**Price £750,000 - Leasehold**

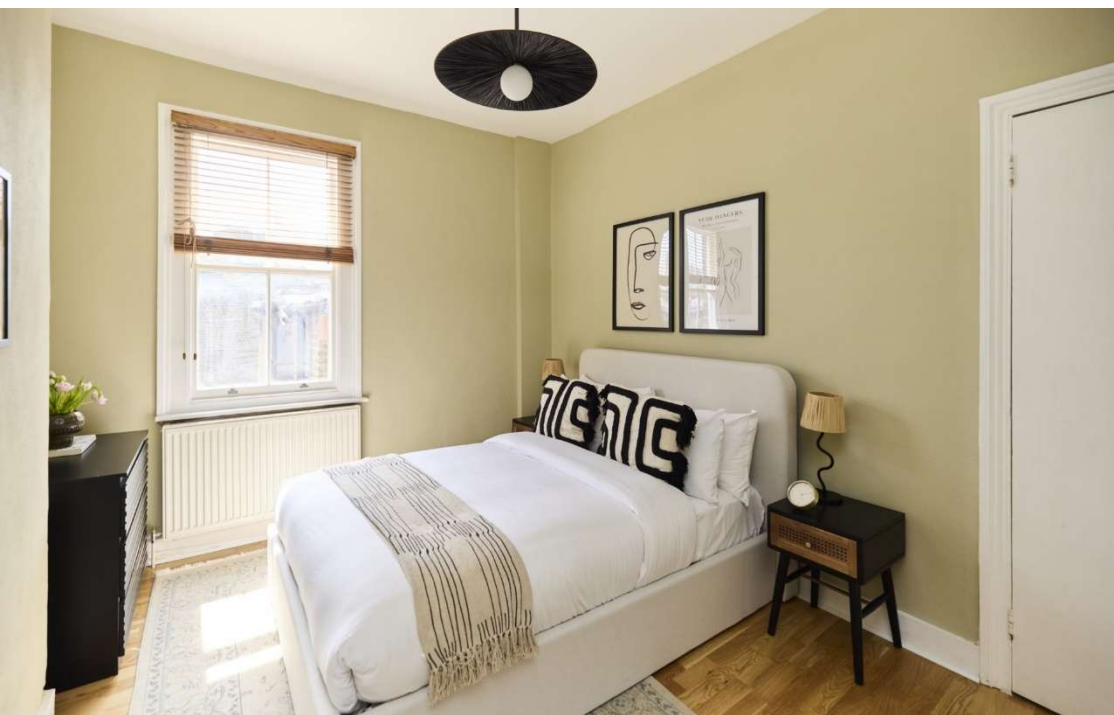
A three bedroom upper duplex apartment with a patio garden arranged over the first and second floors of a period conversion situated within close walking distance to Archway Underground Station. The property benefits from a large reception room, separate kitchen providing access to the garden, three bedrooms and a bathroom. The property is conveniently located within close walking distance to Archway Underground Station, Zone 2, and within easy reach to the restaurants, cafes and bars in Highgate Village along with the picturesque surroundings of Waterlow Park.

**Material Information:**

The property is held on a 125 years from 25 March 2000. The annual ground rent is £10 and the annual service charge is £1472.92. The building is managed by the freeholders.

The property has gas central heating and broadband. 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 E  
Approx. Floor Area: 914 sqft (84.91 sqm)  
Remaining Lease Term: 101 years  
Annual Service Charge: £1,472.92 - Payable Yearly  
Annual Ground Rent: £10





Floor 0



Floor 1



Floor 2

Approximate total area (1)  
84.94 m<sup>2</sup>

Reduced headroom  
5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

