



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6
Price £525,000 - Share of Freehold

A one bedroom ground floor period conversion with a private rear garden and own entrance, situated within close walking distance to Highgate Underground Station. Benefiting from double glazed windows throughout, the accommodation comprises an entrance hallway with storage, large reception room, separate kitchen proving access to the garden, double bedroom with fitted wardrobes and a shower room. Externally the property has a private rear garden incorporating a patio, lawn area and various flower beds. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk. The property includes a share of the freehold and is available chain free.

Material Information:

The property is held on a 125 year lease from the 29th September 1984. The service charge is £900 per annum, payable in monthly instalments of £75. The building is self managed by the owners, Kianorth Limited.

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

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 704 sqft (65.4 sqm)

Remaining Lease Term: 84 years

Annual Service Charge: £900





GROSS INTERNAL AREA
TOTAL: 65 m²/704 sq ft
GROUND FLOOR: 65 m²/704 sq ft
EXCLUDED AREAS: GARDEN: 63 m²/679 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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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