



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Salisbury Walk, Archway, N19
Price £475,000 - Leasehold

A two bedroom second floor purpose built apartment with a south facing roof terrace situated within close walking distance to Archway Underground Station. Flooded in natural light and benefiting from double glazed windows throughout, the accommodation comprises a spacious reception room, large separate kitchen, two bedrooms and bathroom. The large south facing roof terrace is accessed from both the reception room and kitchen providing lots of space for outside entertaining. There is wooden floors throughout the majority of the property and it's conveniently located within walking distance to Highgate Village, Waterlow Park and the multiple amenities on both Junction Road and Holloway Road.

Material Information:

The property is held on a 215 year lease from the 25th March 1985. The annual ground rent is £10. The service charge is £1658.95 per annum and the building is managed by Islington. This includes the properties contribution towards the buildings insurance, estate maintenance and management fees.

The property has gas central heating, fibre broadband is available, and 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 Islington - Band C

Approx. Floor Area: 665 sqft (61.78 sqm)

Remaining Lease Term: 175 years

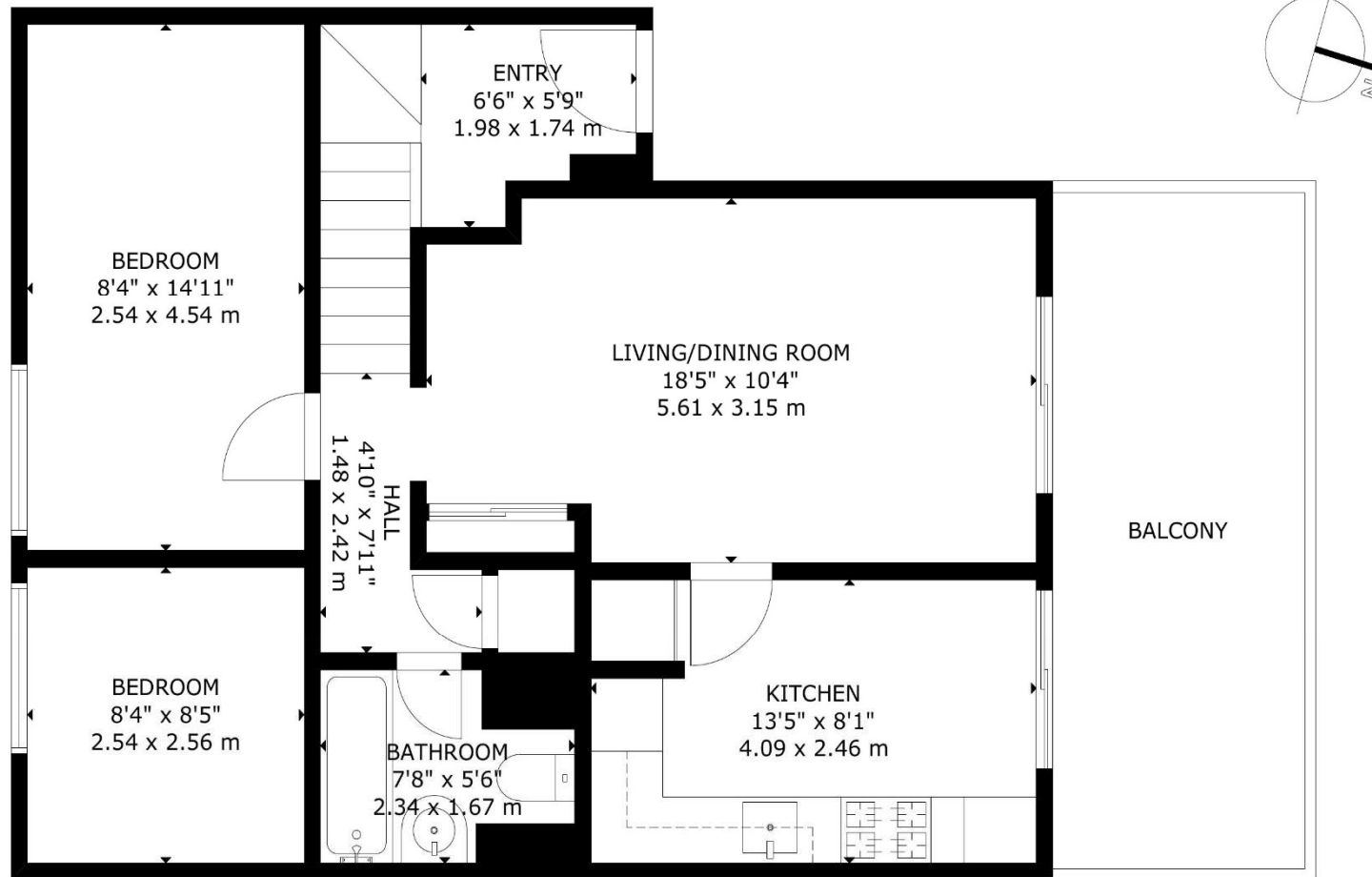
Annual Service Charge: £1,659

Annual Ground Rent: £10



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GROSS INTERNAL AREA
TOTAL: 62 m²/665 sq ft
SECOND FLOOR: 62 m²/665 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		80	81
(55-68) D			
(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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