



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Tudor Close, Highgate, N6
Price £435,000 - Leasehold

A two bedroom first floor purpose built apartment located on a quiet cul-de-sac within close walking distance to Highgate Underground Station. Double glazed throughout and boasting wooden floors to the reception room and kitchen, the accommodation comprises a spacious reception room with a Juliette balcony, separate recently refurbished Wren kitchen with Bosch appliances including an integrated dishwasher, two bedrooms and bathroom. There are communal gardens and there is CPZ parking available in the cul-de-sac. The property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

Material Information:

The property is held on a 125 year lease from the 5th November 1990. The annual ground rent is £10 and the annual service charge is £1,948. This includes the properties contribution towards the buildings insurance, communal cleaning and management fees. The building is managed by Haringey London. 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.

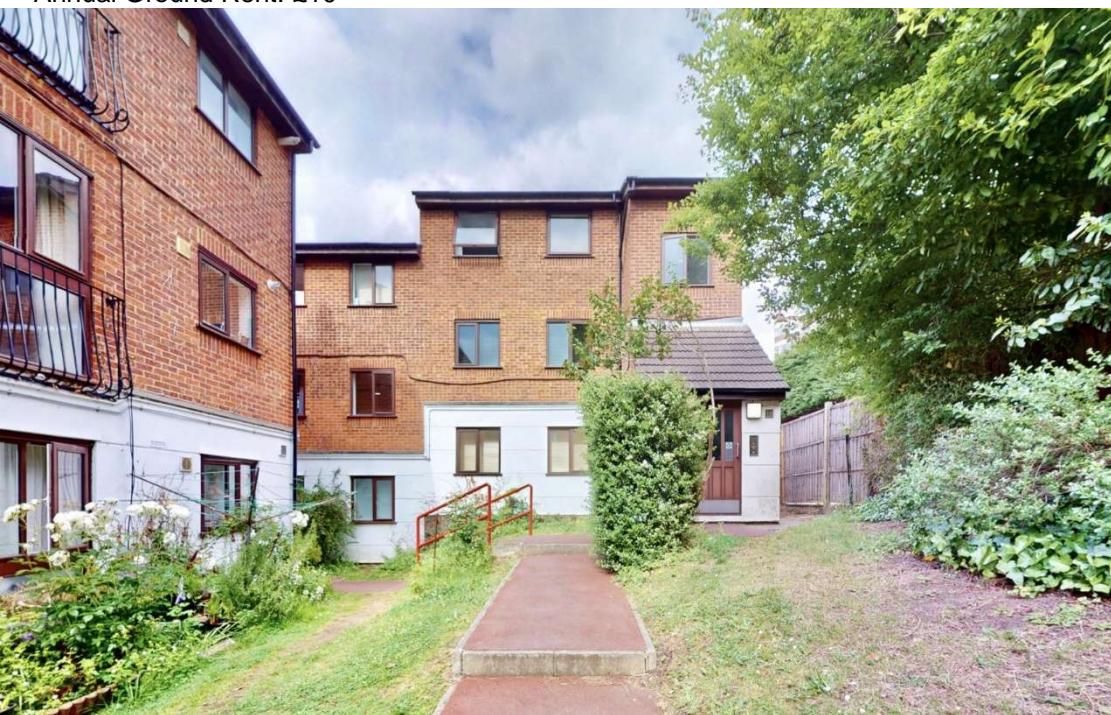
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 531 sqft (49.33 sqm)

Remaining Lease Term: 90 years

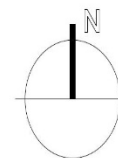
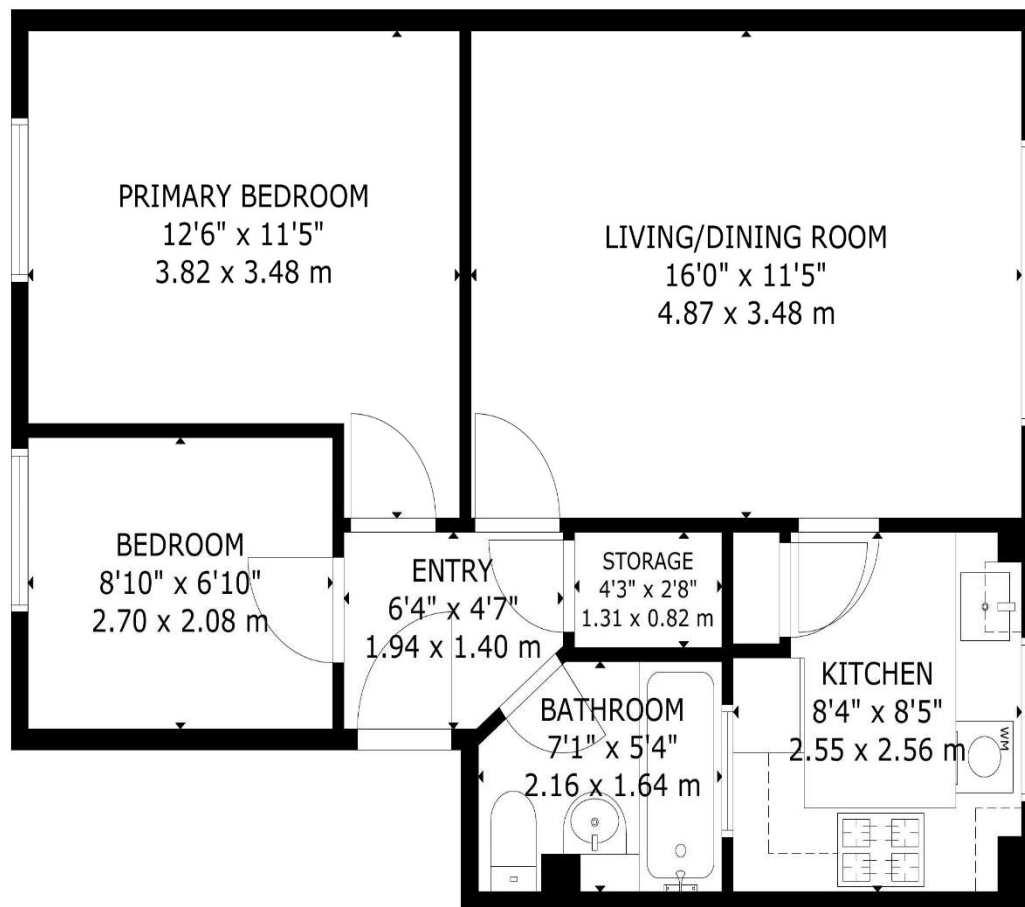
Annual Service Charge: £1,948

Annual Ground Rent: £10



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GROSS INTERNAL AREA
TOTAL: 49 m²/531 sq.ft
FIRST FLOOR: 49 m²/531 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

FLOOR



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