



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Highgate Hill, Archway, N19
Offers in Excess of £500,000 - Leasehold

A one bedroom purpose built apartment located on the eighth floor, with lift access and 24 hour concierge service, of a modern development designed by the award winning Hawkins Brown, located only moments away from Archway Underground Station. Thoughtfully designed to maximise both space and light, the property features a bright and airy open plan reception and kitchen area with floor to ceiling windows and far reaching views, a contemporary kitchen fully equipped with a range of integrated appliances, a beautifully designed large modern shower room, and a bedroom with built in wardrobes. Further benefits include a co-working space for residents, and a communal roof terrace offering stunning views. The property is situated within walking distance to both Waterlow Park and Hampstead Heath and within easy reach of the restaurants, cafes and bars in Highgate Village.

Material Information:

The property is held on a 130 year lease from the 1st December 2019. The annual ground rent is £250 and the annual service charge is in the region of £6,000. This includes the properties contribution towards the buildings insurance, concierge, communal cleaning and management fees. The building is managed by MLM Property Management. The property has electric heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. No parking is available with the property.

Council Tax: London Borough of Islington - Band D

Approx. Floor Area: 535 sqft (49.7 sqm)

Remaining Lease Term: 124 years

Annual Service Charge: £6,000

Annual Ground Rent: £250

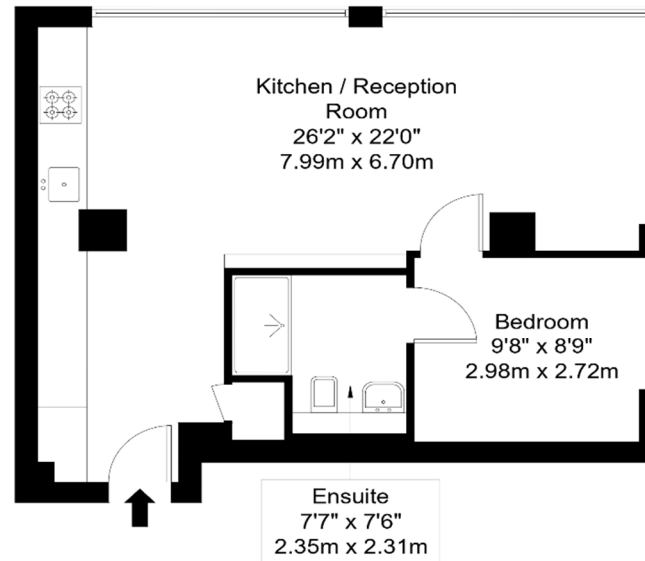
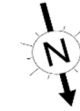


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Approx Gross Internal Area = 49.74 sq m / 535 sq ft



Eighth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	84
(69-80) C		
(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	

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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