

TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Harberton Road, Whitehall Park, N19
Price £625,000 - Leasehold

A two bedroom apartment occupying the first and second floors of an Edwardian period conversion with a large south facing roof terrace situated within walking distance to Archway Underground Station. Flooded in natural light, the accommodation comprises a reception room, separate kitchen with space for dining, two double bedrooms and a shower room. Externally the property has a large 14 ft 11" roof terrace with south facing views. The property is conveniently located within walking distance to the amenities of Highgate Village, Archway and Crouch End Broadway.

Material Information:

The property is held on a 125 year lease from the 30th June 1997. The annual ground rent is £10 and the annual service charge is £728.35. This includes £428.35 towards the service charge and £300 towards the sinking fund. The building is managed by Clarion Housing.

The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10am - 2pm, Monday to Friday.

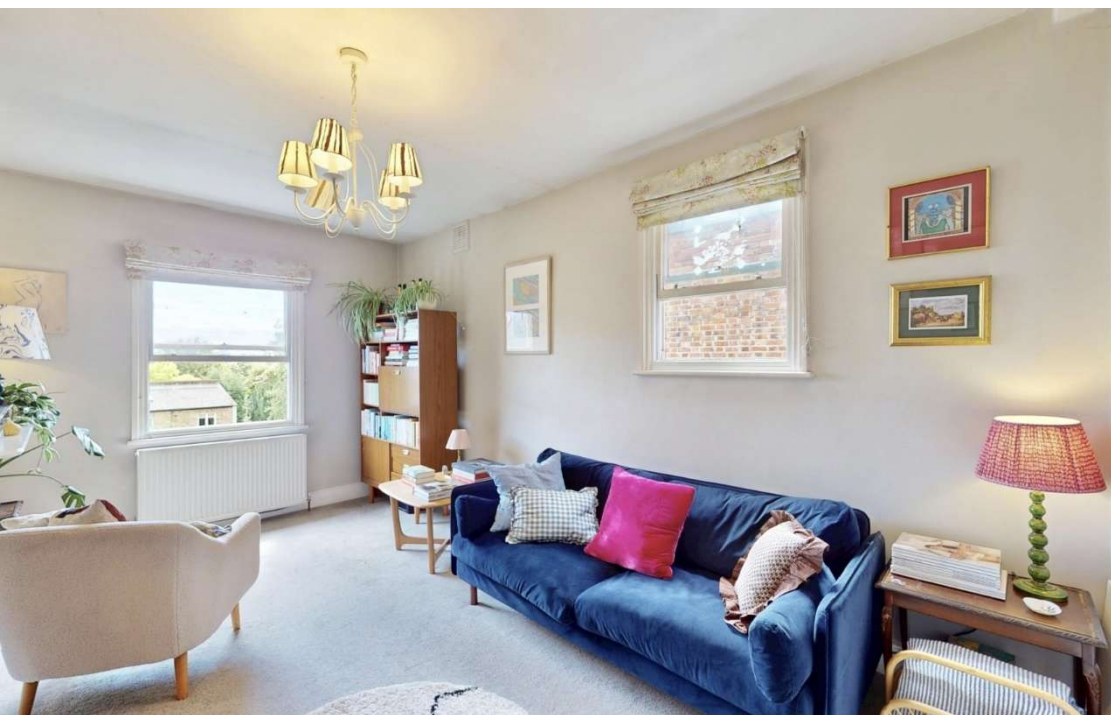
Council Tax: London Borough of Islington - Band E

Approx. Floor Area: 811 sqft (75.34 sqm)

Remaining Lease Term: 97 years

Annual Service Charge: £728

Annual Ground Rent: £10



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GROSS INTERNAL AREA
TOTAL: 75 m²/811 sq.ft
GROUND FLOOR: 6 m²/65 sq.ft, FIRST FLOOR: 52 m²/561 sq.ft, SECOND FLOOR: 17 m²/185 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	60	69
(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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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

