



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Highbury Corner, London, N5
Price £650,000 - Leasehold

A two bedroom mansion flat located just off Highbury Corner, and only moments away from Highbury and Islington Station. Located at the rear of the building, and benefiting from period features including high ceilings and cornicing, the accommodation comprises a large dual aspect reception room, separate kitchen, two bedrooms and bathroom. Further benefits include double glazed windows, a long 169 year lease and the residents have the right to manage the building. The property is conveniently located within close walking distance to the multiple amenities on Upper Street and Holloway Road.

Material Information:

The property is held on a 207 year lease from the 25th March 1987. The annual ground rent is peppercorn and the annual service charge is £2149. The amount can be paid monthly or quarterly. The building is managed by the leaseholders, they have a right to manage the building.

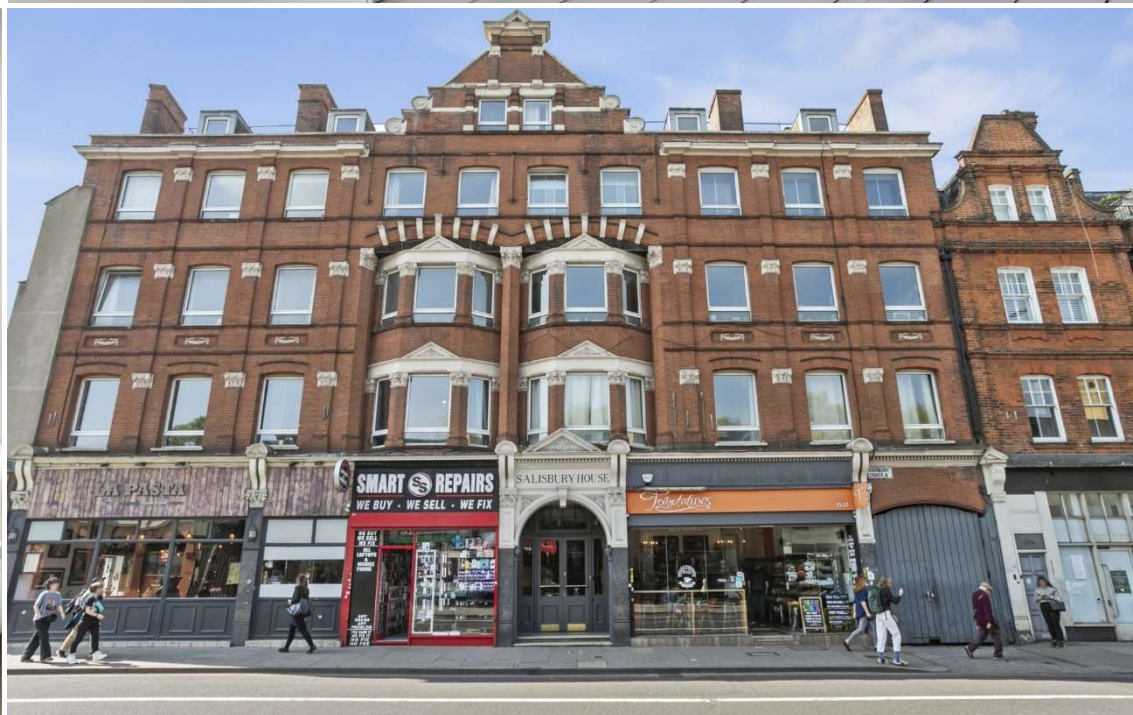
The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available in nearby roads with parking restrictions between 08:30 - 18:30 Monday to Friday, and 08:30 - 13:30 on Saturdays.

Council Tax: London Borough of Islington - Band D

Approx. Floor Area: 745 sqft (69.21 sqm)

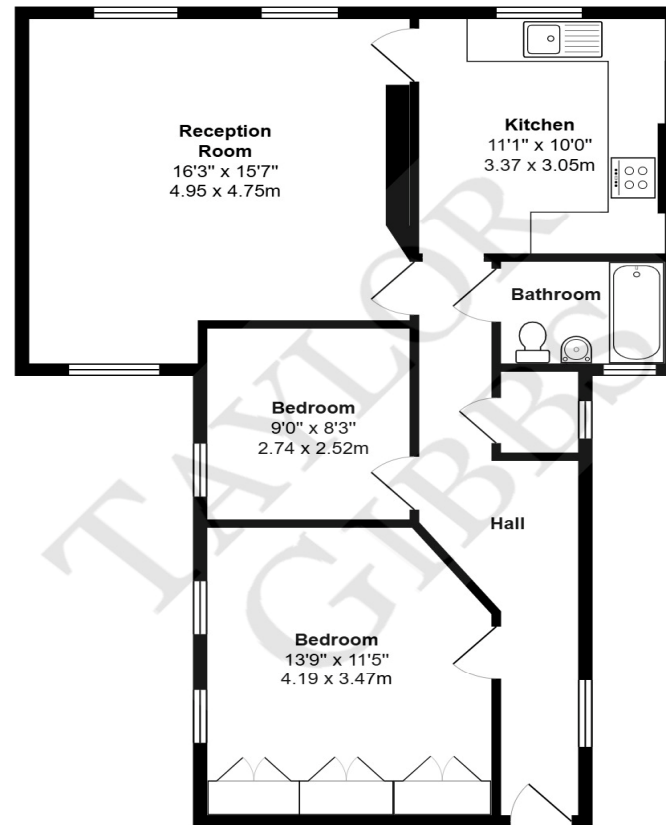
Remaining Lease Term: 169 years

Annual Service Charge: £2,149



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First Floor

Salisbury House N5

Total Area: 745 ft² ... 69.2 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	73	79
(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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