



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Landseer Road, Archway, N19**  
**Price £350,000 - Share of Freehold**

A one bedroom apartment on the second floor of a small purpose built development situated within close walking distance to Archway Underground Station and Upper Holloway Overground Station. Benefiting from double glazed windows throughout and secure gated parking to the rear of the building, the accommodation comprises a reception room open plan to the kitchen, double bedroom and shower room. The property is conveniently located within easy reach to the multiple amenities available on Holloway Road.

**Material Information:**

The property is held on a 125 year lease from the 25th March 2001. The service charge is approximately £600 per annum, which contributes towards the buildings insurance, general maintenance of the building and the sinking fund. The building is self managed by the owners.

The property has electric heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is gated parking available at the rear of the building and street CPZ street parking available with restrictions between 10am and 2pm, Monday to Friday. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band B

Approx. Floor Area: 355 sqft (32.98 sqm)

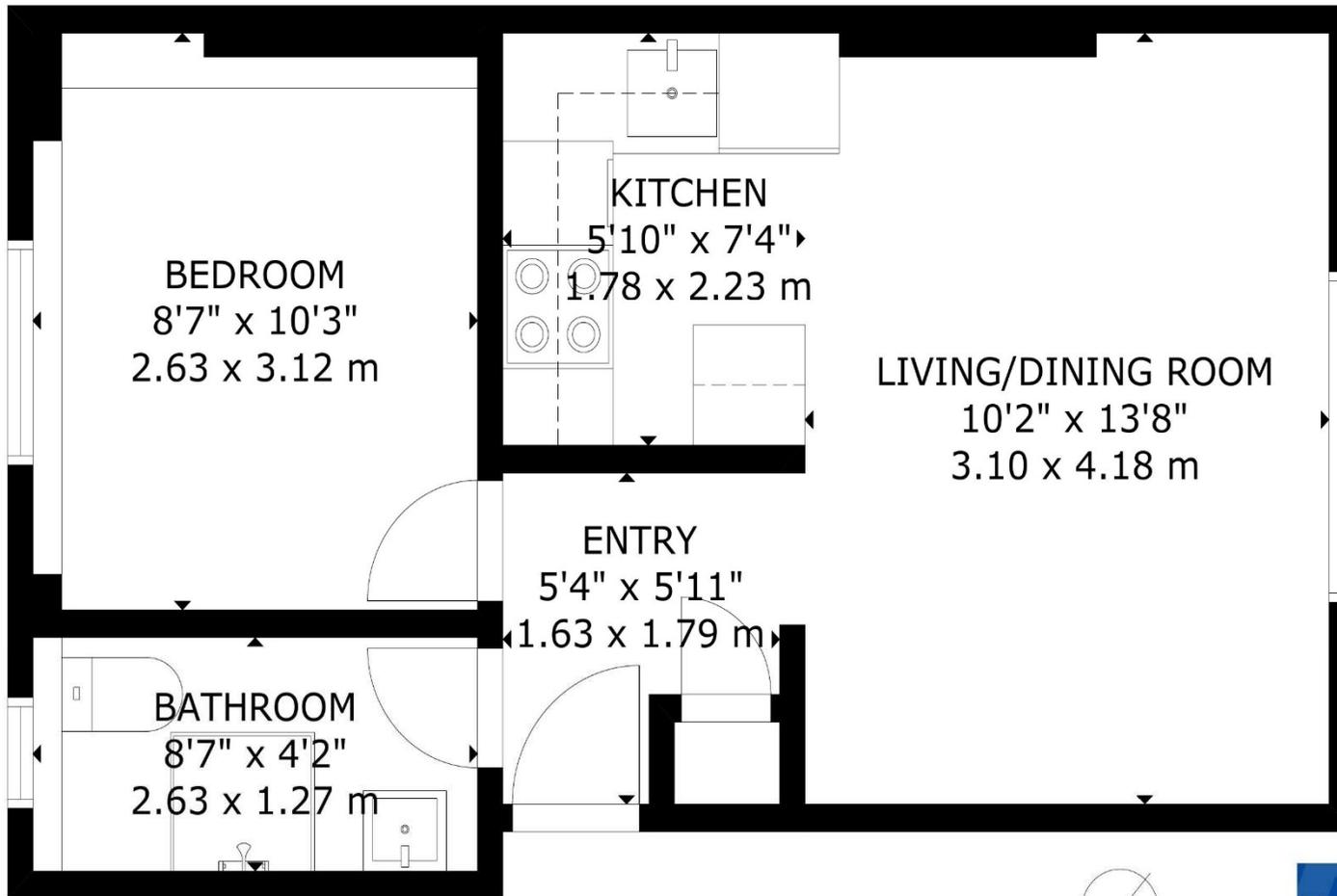
Remaining Lease Term: 101 years

Annual Service Charge: £600



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GROSS INTERNAL AREA  
TOTAL: 33 m<sup>2</sup>/355 sq ft  
SECOND FLOOR: 33 m<sup>2</sup>/355 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		39	80
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

