



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Claremont Road, Highgate, N6
Price £700,000 - Share of Freehold

An exceptionally well presented split level apartment occupying the first floor of an attractive Edwardian period conversion, ideally situated on a sought after road within easy walking distance of Highgate Underground Station. Flooded with natural light and retaining a wealth of period features, the property offers well proportioned and versatile accommodation. The apartment comprises a spacious reception room with direct access to the balcony, a separate kitchen, a generous primary bedroom with extensive fitted wardrobes, a second double bedroom, and a well appointed bathroom. A particular highlight is the private rear garden, thoughtfully arranged with a decked patio area, an assortment of established flowers and shrubs, and a summer house, creating an attractive and secluded outdoor space ideal for relaxing or entertaining. A further benefit includes double glazed sash windows throughout, except for the bathroom. The property enjoys an enviable location, with the extensive amenities, cafés, restaurants and independent shops of both Highgate Village and Crouch End Broadway within walking distance. Highgate Underground Station is also conveniently accessible, providing excellent transport links into central London.

Material Information:

The property is held on a 250 year lease from the 29th September 1987 and the annual ground rent is peppercorn. The annual service charge is payable on an Ad Hoc basis, as and when there are costs associated with the building and the building is self managed by the residents. The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

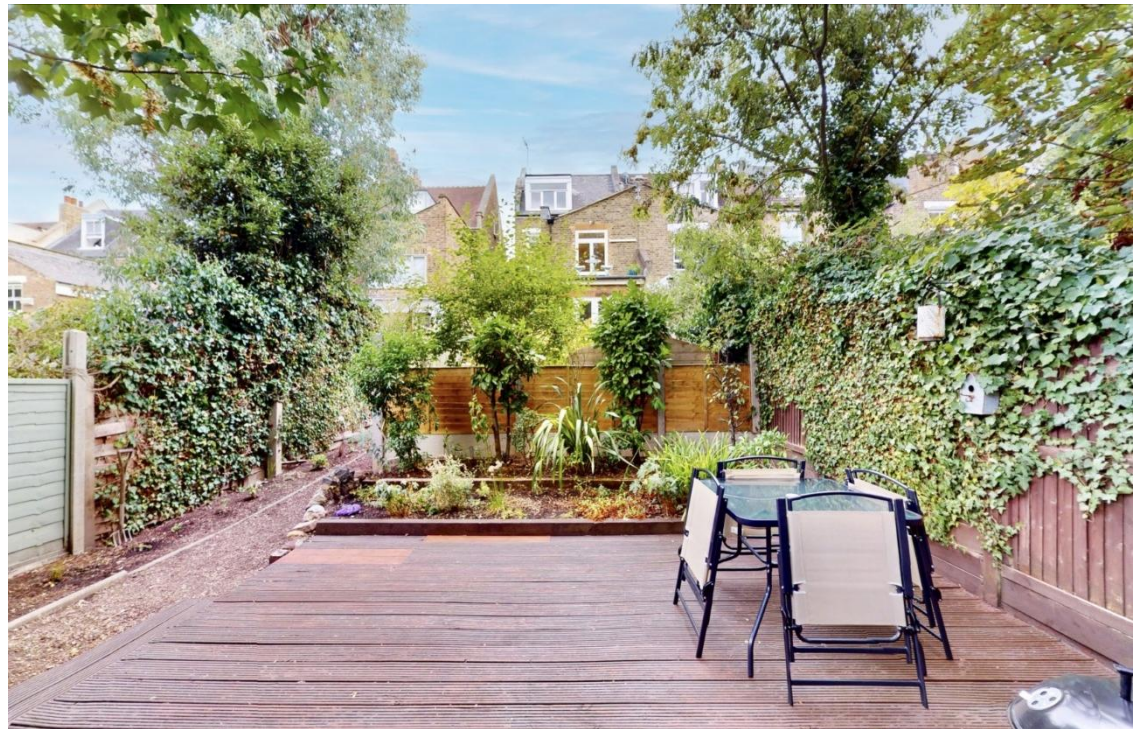
Council Tax: London Borough Of Haringey - Band C

Approx. Floor Area: 640 sqft (59.46 sqm)

Remaining Lease Term: 211 years

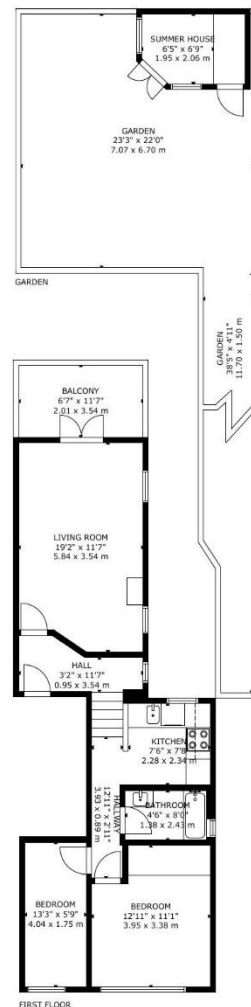
Annual Service Charge: Ad Hoc - As and when costs are associated with the building.

Annual Ground Rent: Peppercorn



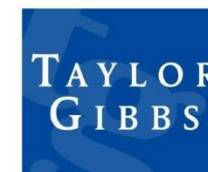
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FIRST FLOOR
 GROSS INTERNAL AREA
 TOTAL: 59 m²/640 sq.ft.
 FIRST FLOOR: 59 m²/640 sq.ft.
 EXCLUDED AREAS: BALCONY: 7 m²/76 sq.ft. GARDEN: 57 m²/622 sq.ft.
 SUMMER HOUSE: 6 m²/59 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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