



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

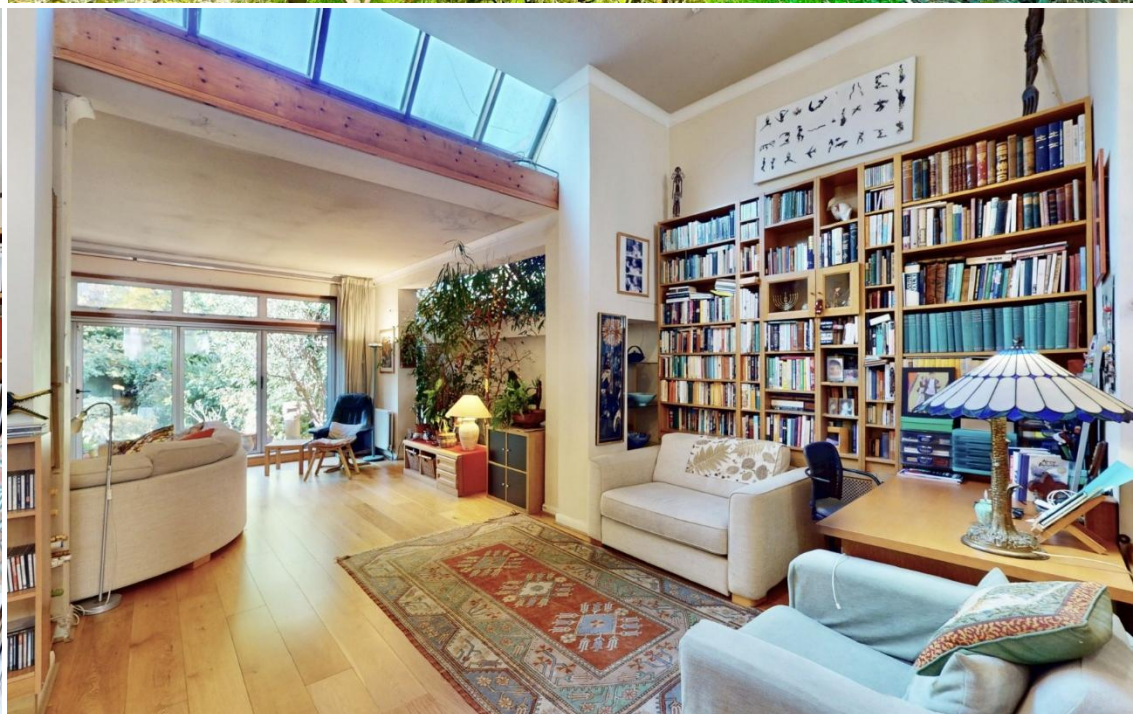
Talbot Road, Highgate, N6
Price £3,200,000 - Freehold

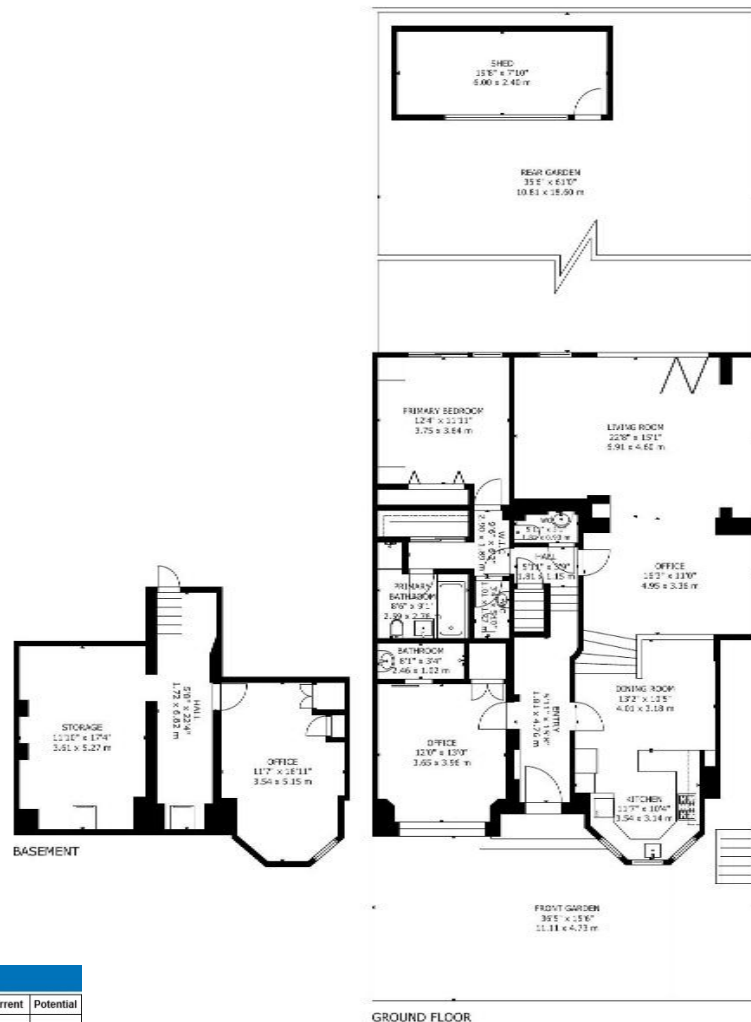
A magnificent opportunity to acquire an imposing double fronted Edwardian house located on one of Highgate's most sought after roads, within close walking distance to Highgate Village. Currently arranged as three flats and requiring modernisation with scope for expansion, subject to planning permission, this property offers flexible living space of approximately 3,848 sq feet, including the basement. The house retains an abundance of the period features and is arranged over three floors. The property would serve well as a five/six bedroom family home with three or four reception areas. Externally the property has a west facing rear garden and off street parking for two cars. The property is located close to Highgate Underground Station, some excellent local schools and Highgate and Queens Wood.

Material Information:

The property is freehold. As the building is currently divided into 3 flats, the council tax bands are band F, D & D. The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is street CPZ parking available with restrictions from 10am - 12pm, Monday to Friday. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Bands F, D and D
Approx. Floor Area: 3848 sqft (357.49 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 358 m²/3,848 sq.ft
BASEMENT: 50 m²/535 sq.ft, GROUND FLOOR: 138 m²/1,484 sq.ft
FIRST FLOOR: 84 m²/904 sq.ft, SECOND FLOOR: 86 m²/925 sq.ft
EXCLUDED AREA: FRONT GARDEN: 59 m²/640 sq.ft, REAR GARDEN: 201 m²/2,165 sq.ft, SHED: 14 m²/155 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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