



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

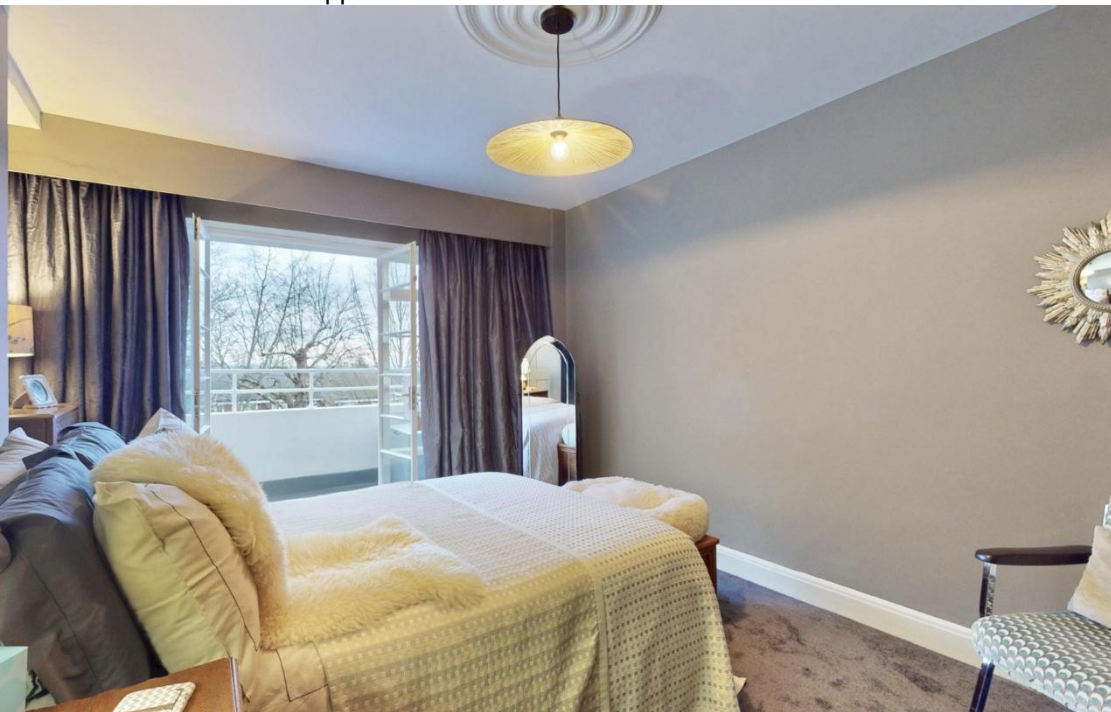
Northwood Hall, Highgate, N6
Price £600,000 - Leasehold

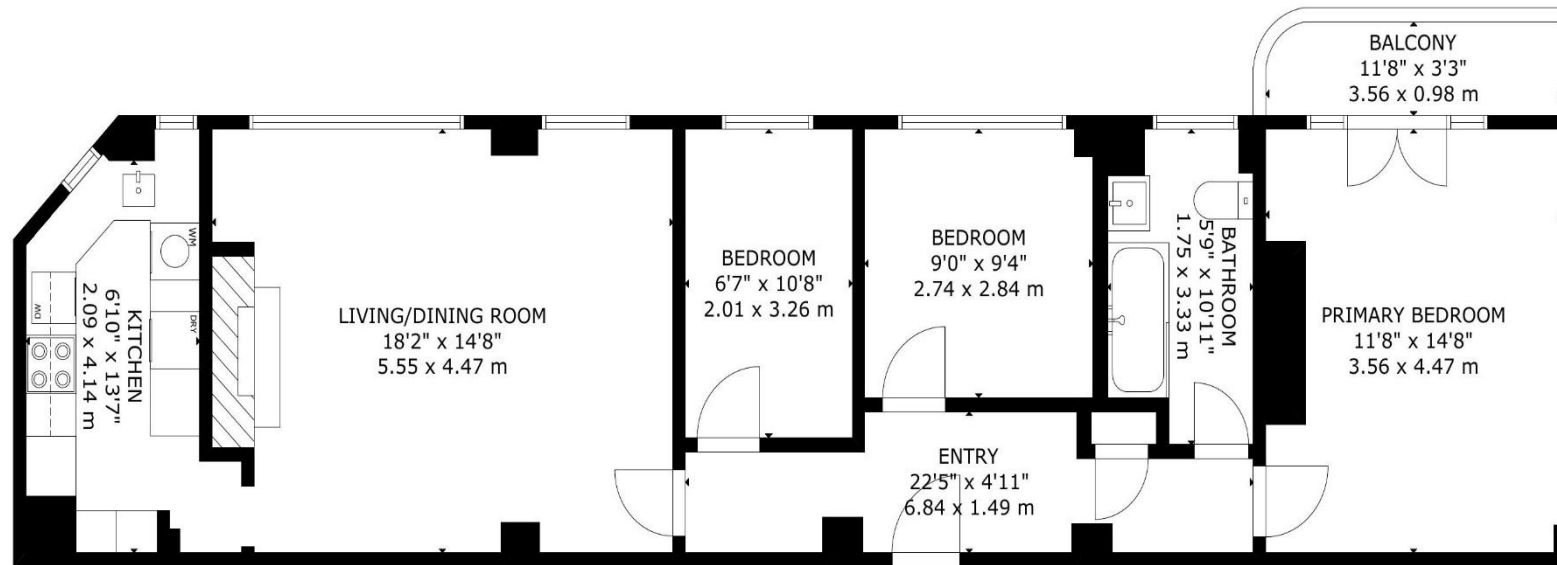
A three bedroom apartment with a balcony situated on the second floor, with lift access, of a 1930's 'Art Deco' purpose built building within close walking distance of Highgate Village. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, three bedrooms, the primary bedroom benefiting from French doors on to the balcony and a bathroom. The property also benefits from an on-site porter, secure off street parking and use of a well maintained communal garden. The apartment is conveniently located within walking distance to both Highgate and Archway Underground Stations.

Material Information:

The property is held on a 208 year lease from the 26th August 1983. The annual service charge is £4,560 and the annual ground rent is peppercorn. The service charge is payable quarterly and includes the central heating, hot water, a care taker/porter, buildings insurance, gardening and cleaning. The building is managed by KMP Solutions. The property has gas central heating through a communal boiler system and fibre broadband. The building is serviced by electricity, mains water and sewerage. The area has mobile phone coverage, excellent transport links and off-street parking is available for residents.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 883 sqft (82.03 sqm)
Remaining Lease Term: 165 years
Annual Service Charge: £4,560
Annual Ground Rent: Peppercorn





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 82 m²/883 sq.ft
SECOND FLOOR: 82 m²/883 sq.ft
EXCLUDED AREAS: BALCONY: 3 m²/37 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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