



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Maybury Mews, Highgate, N6
Price £595,000 - Leasehold

A two bedroom, two bathroom first floor apartment with lift access forming part of a purpose built development with off street parking for one car situated within walking distance of Highgate Underground Station. Flooded in natural light and benefiting from new double glazed windows throughout, the accommodation comprises a spacious reception room with doors opening onto a south-west facing balcony, separate recently refurbished kitchen, two bedrooms and two bathrooms, one which is en-suite to the primary bedroom. The development has use of an indoor swimming pool and externally there is a communal garden, and a designated parking space for one car. The apartment is conveniently situated within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway.

Material Information:

The property currently has a 125 year lease from the 29th September 1988. This is currently being extended to 999 years and the property will be sold with the new lease term. The ground rent is £250 per annum which will be reduced to peppercorn on execution of the new lease. The annual service charge for the past 12 months was £6,587.36. The average service charge is between £3,000 - £4,625 per annum but last years was higher due to the planned refurbishment works of the communal areas. The service charge is payable in 6 month instalments. The building is managed by ALLRES. The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. Street CPZ parking is available on the road with parking restrictions between 10am - 12pm, Monday to Friday..

Council Tax: London Borough of Haringey - Band D

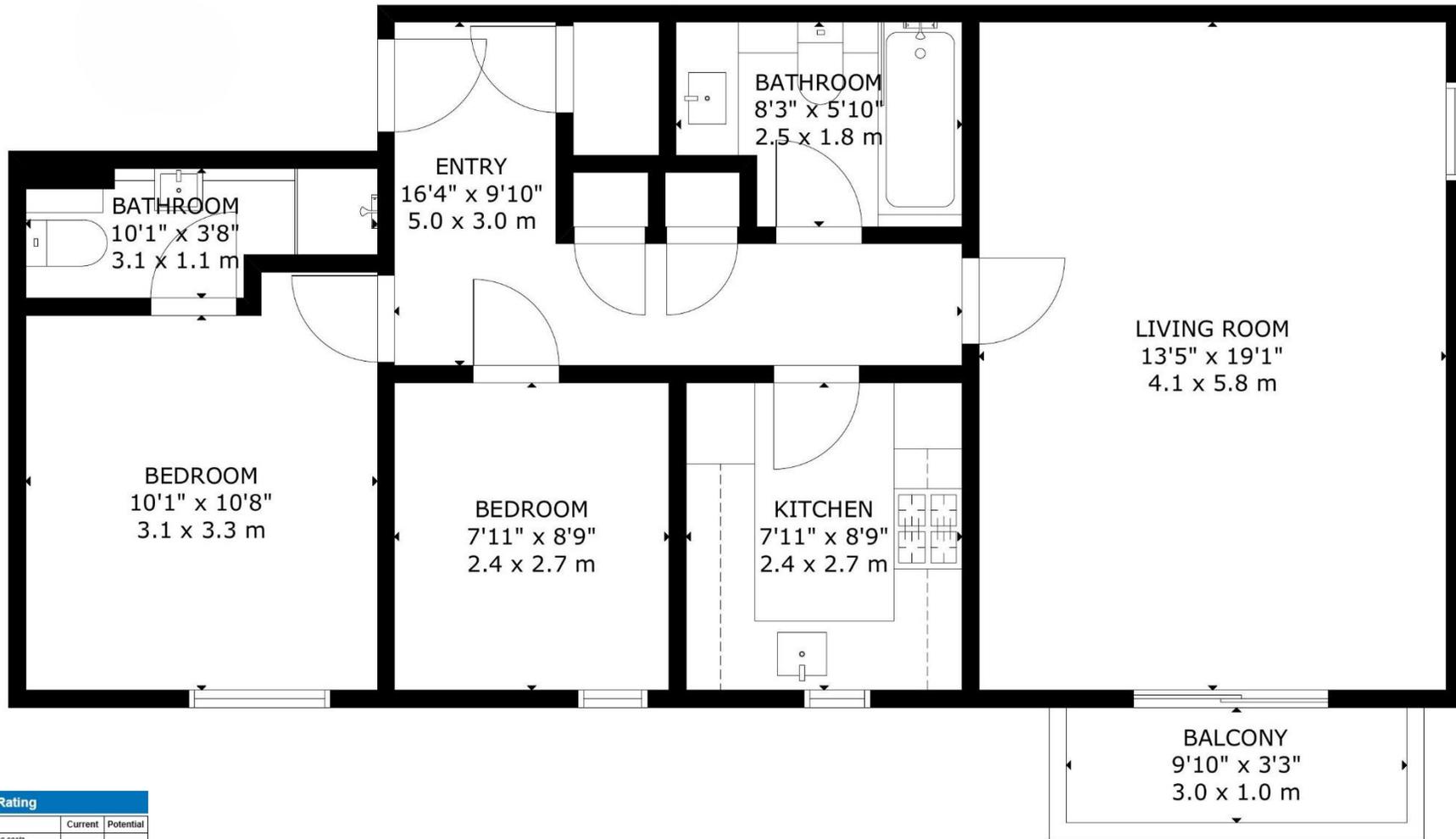
Approx. Floor Area: 734 sqft (68.19 sqm)

Remaining Lease Term: 999 years

Annual Service Charge: 2025 to 2026 - £6,587. Normal amount from £3,000 - £4,625.

Annual Ground Rent: Peppercorn





GROSS INTERNAL AREA
 TOTAL: 68 m²/734 sq.ft
 GROUND FLOOR: 68 m²/734 sq.ft
 EXCLUDED AREAS: BALCONY: 3 m²/32 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	75
(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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