



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Madoc Close, Childs Hill, NW2**  
**Price £725,000 - Share of Freehold**



A two bedroom, two bathroom ground floor apartment with a patio and off-street parking on the ground floor of a sought after gated, purpose built development. The accommodation comprises a large reception room with wooden floors open plan to a modern fully fitted kitchen, two bedrooms, the primary benefiting from a luxurious en-suite shower room, and a second bathroom. Further benefits include double glazed windows throughout, two large storage cupboards in the entrance hallway and under floor heating. The property is well located and within close proximity to Hampstead Heath, along with Golders Hill Park.

#### Material Information:

The property is held on a 999 year lease from the 1st June 2017. The annual ground rent is peppercorn, the service charge is £3,322 for 2026, and the building is managed by TANT Building Management LTD. The service charge includes the properties contribution towards the building's insurance, cleaning, gardening, and managing agent fees. The property has gas central heating and super-fast broadband is available in the development. The building is serviced by electricity, gas, and mains water and sewerage. There is one designated off-street parking space available and several visitors' spaces available. Ofcom confirms that mobile phone coverage is available in the property.

Council Tax: London Borough of Barnet - Band E

Approx. Floor Area: 913 sqft (84.82 sqm)

Remaining Lease Term: 990 years

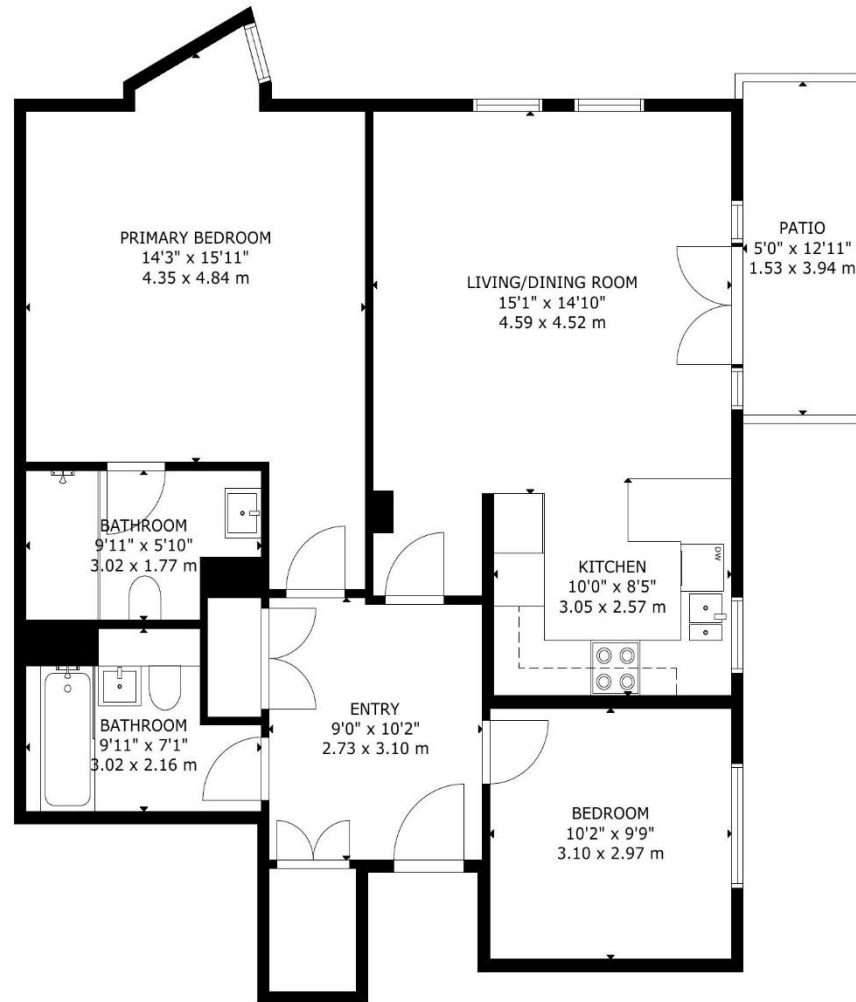
Annual Service Charge: £3,322

Annual Ground Rent: Peppercorn



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GROSS INTERNAL AREA  
TOTAL: 85 m<sup>2</sup>/913 sq.ft  
GROUND FLOOR: 85 m<sup>2</sup>/913 sq.ft  
EXCLUDED AREAS: PATIO: 6 m<sup>2</sup>/65 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
England & Wales		EU Directive 2002/91/EC	



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