



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Aylmer Road, East Finchley, N2
Price £450,000 - Leasehold

A two bedroom first floor mansion flat with direct access to a large communal garden situated within walking distance to both Highgate and East Finchley Underground Stations. Flooded with natural light, the accommodation comprises a spacious reception room, separate kitchen, two double bedrooms and a bathroom. Further benefits include double glazed windows throughout. The property is conveniently located within walking distance to the amenities of both Highgate Village and East Finchley, Cherry Tree and Highgate Woods and within easy reach of the picturesque surroundings of Hampstead Heath and Kenwood House.

Material Information:

The property is held on a 125 year from the 25th March 1998. The annual service charge is £2,898.36 and the annual ground rent is £50. The service charge is payable in monthly instalments of £241.53. The building is managed by Fitch Taylor Johnson. The property has gas central heating and fibre broadband is available in the building. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking and restricted off street parking is available at the rear of the development.

Council Tax: London Borough of Barnet - Band D

Approx. Floor Area: 725 sqft (67.35 sqm)

Remaining Lease Term: 97 years

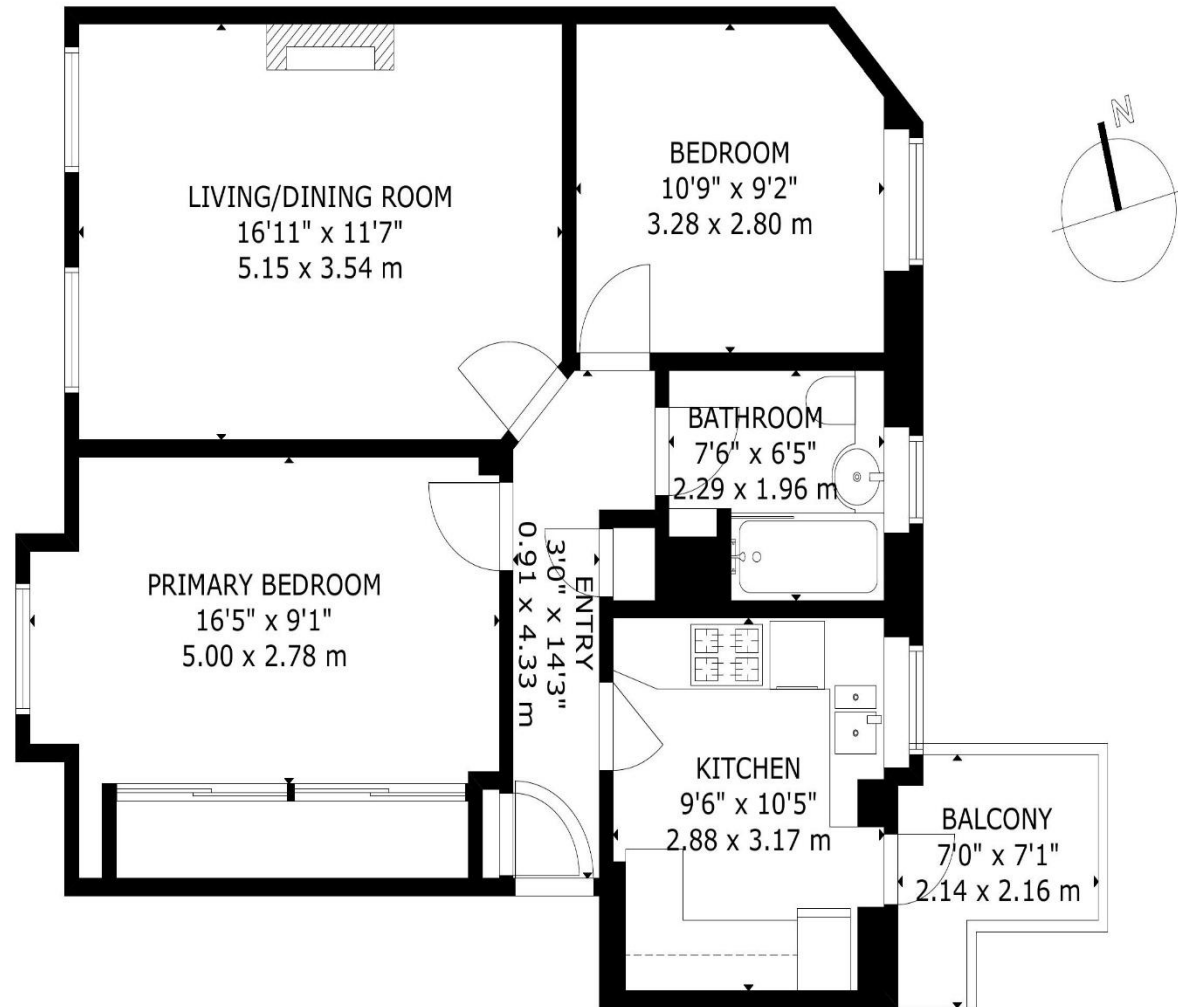
Annual Service Charge: £2,898.36

Annual Ground Rent: £50



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GROSS INTERNAL AREA
TOTAL: 67 m²/725 sq ft
FIRST FLOOR: 67 m²/725 sq ft
EXCLUDED AREAS: BALCONY: 3 m²/38 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	78	83
(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	

FLOOR

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