TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Cromwell Avenue, Highgate, N6
Price £525,000 - Share of Freehold

An extremely spacious one bedroom apartment occupying the entire top floor of a Victorian period conversion on a sought after road situated within close walking distance to Highgate Village. The accommodation comprises a large reception room, separate kitchen with space for dining, spacious bedroom and a bathroom. There is an abundance of additional storage space in the reception room, double glazed timber sash windows and a every window has a lovely outlook. The property is conveniently located within walking distance to both Highgate and Archway Underground Stations and only moments away from the picturesque surroundings of Waterlow Park.

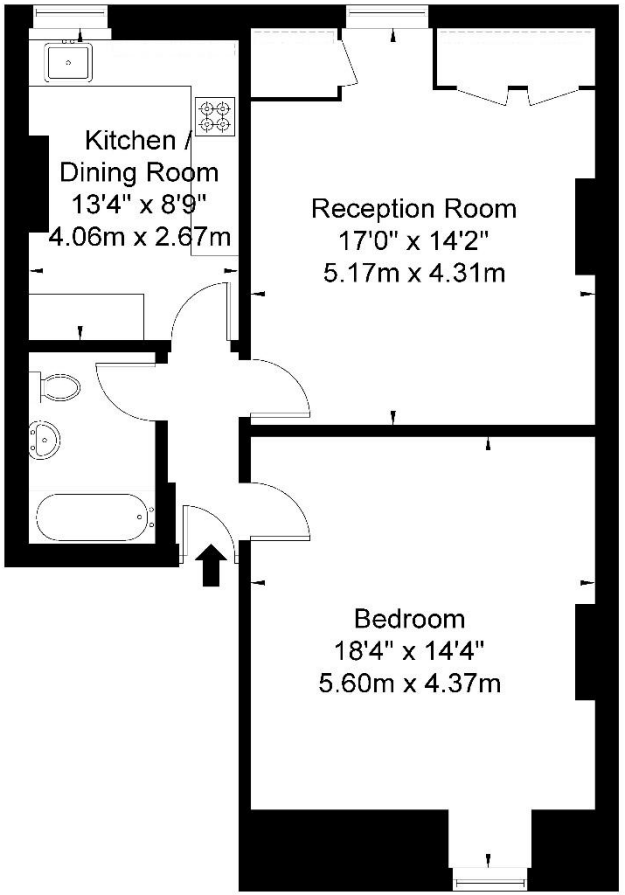
Material Information:
The property is held on a 999 year lease from the 24th June 1993. The service charge is payable on an Ad Hob basis and there is no ground rent. The building is managed by the residents/leaseholders. The property has gas central heating and ofcom has confirmed that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 712 sqft (66.15 sqm)
Remaining Lease Term: 966 years
Annual Service Charge: Ad Hoc
Annual Ground Rent: Peppercorn

Cromwell Avenue Highgate N6 5HP

Approx Gross Internal Area = 66.2 sq m / 712 sq ft

= Reduced headroom below 1.5m / 5'0



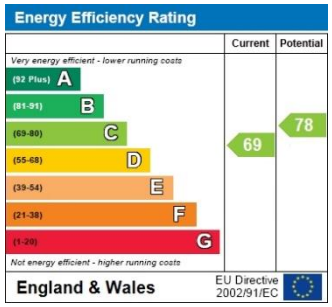
Second Floor

Ref

Copyright

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT
Tel: 020 8341 0123
enquiries@taylorgibbs.co.uk
www.taylorgibbs.co.uk