



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate, N6  
Price £495,000 - Share of Freehold

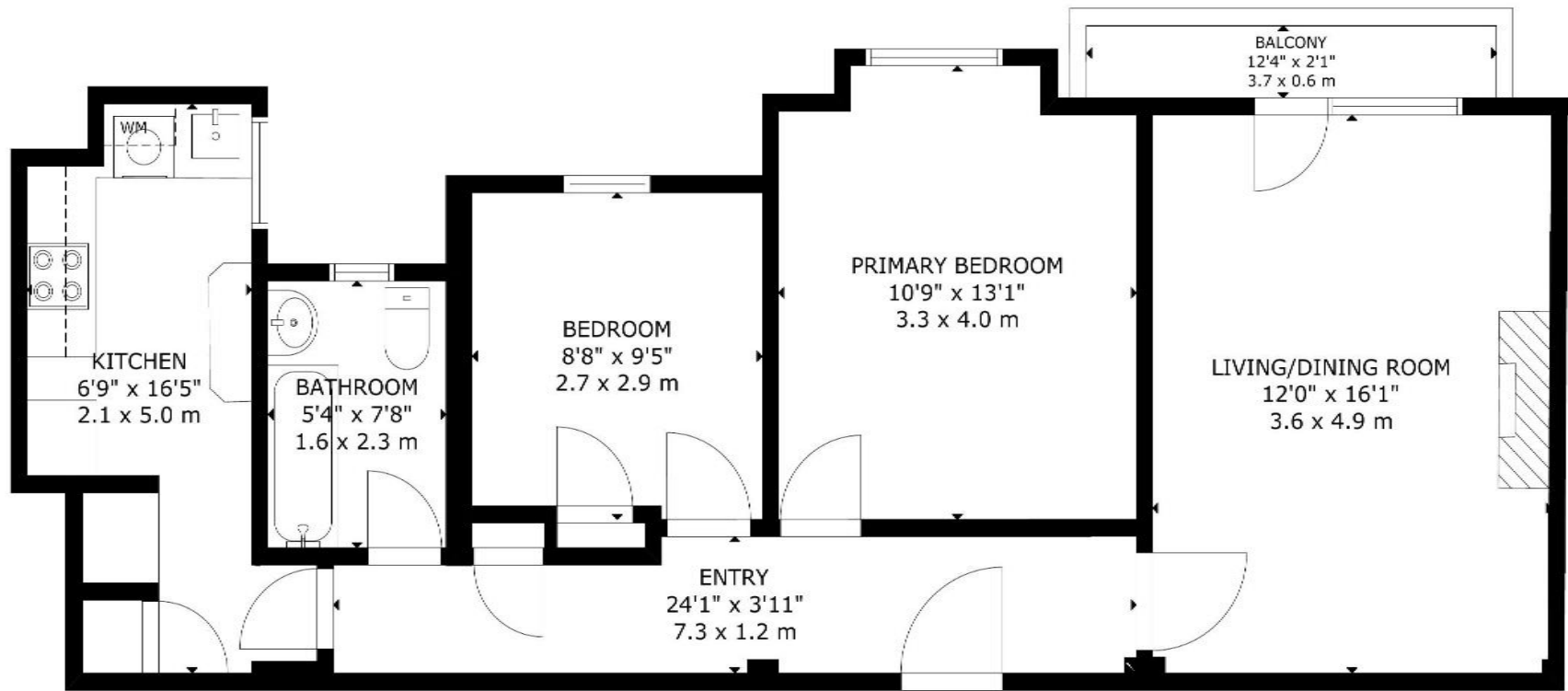
A spacious two bedroom first floor flat, with lift access, situated in a sought after 1920's, Art Deco purpose built block within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a reception room, a separate kitchen, two double bedrooms and a bathroom. Further benefits include a balcony overlooking the communal garden that is accessed from the reception room, lots of storage space and the heating and hot water is included in the annual service charge. Externally there is a well maintained secluded communal garden. The property is conveniently situated within close walking distance to the restaurants, cafes and shops of Highgate Village and only moments away from the picturesque surroundings of Highgate Wood. The property includes a share of the freehold and is available chain free.

**Material Information:**

The property is held on a 999 year lease from the 25th March 2005. The yearly service charge of £5,848.12 includes all central heating as well as garden maintenance, cleaning, general improvements, insurance, security, and professional management by Lewis & Tucker. Some years, a sinking fund payment may also be expected. The current amount is £1,088.40, payable in 6 monthly instalments of £544.20. The property has gas central heating through a communal boiler system and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage. The area has mobile phone coverage.

Council Tax: London Borough of Haringey - Band D  
Approx. Floor Area: 680 sqft (63.17 sqm)  
Remaining Lease Term: 978 years  
Annual Service Charge: £5,848.12  
Annual Ground Rent: £100





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <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		73	78
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
 TOTAL: 63 m<sup>2</sup>/680 sq.ft  
 FIRST FLOOR: 63 m<sup>2</sup>/680 sq.ft  
 EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>/26 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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