



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Bishops Road, Highgate, N6**  
**Price £1,000,000 - Leasehold**

An extremely spacious three bedroom apartment located on the third floor, with lift access, of a portered purpose built development situated only moments away from Highgate Underground Station. Boasting wooden floors and floor to ceiling windows, the accommodation comprises a large reception room that is open plan to a fully fitted kitchen, three bedrooms, three bathrooms and a utility room. Externally, there is a large terrace accessed from the reception room, access to well maintained communal gardens, and a gated underground parking space for one car. Further benefits include a video entry phone system and the property is conveniently located within close walking distance to the local amenities in Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

**Material Information:**

The property is held on a 125 year lease from the 1st August 2016 and the annual ground rent is £740. The annual service charge is £5,000 and the building is managed by Riverstone Management Limited.

The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. One gated parking space is included and CPZ street parking is available. Mobile phone coverage is available in the property.

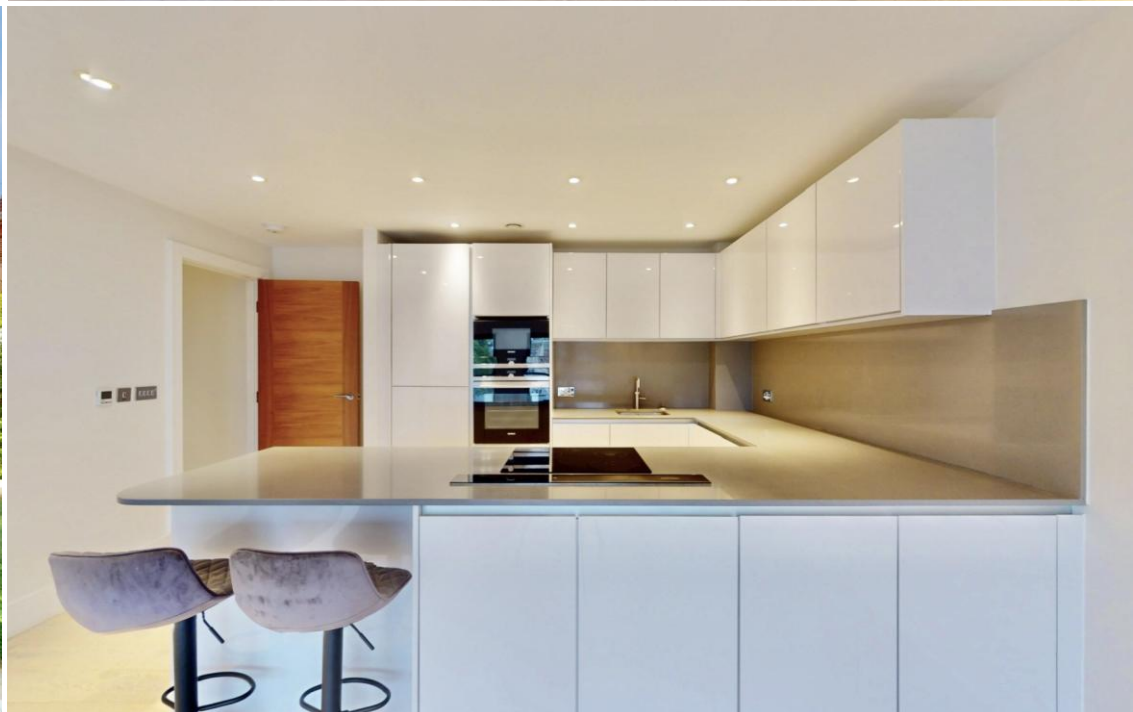
Council Tax: London Borough of Haringey - Band F

Approx. Floor Area: 1247 sqft (115.85 sqm)

Remaining Lease Term: 115 years

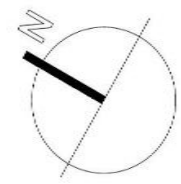
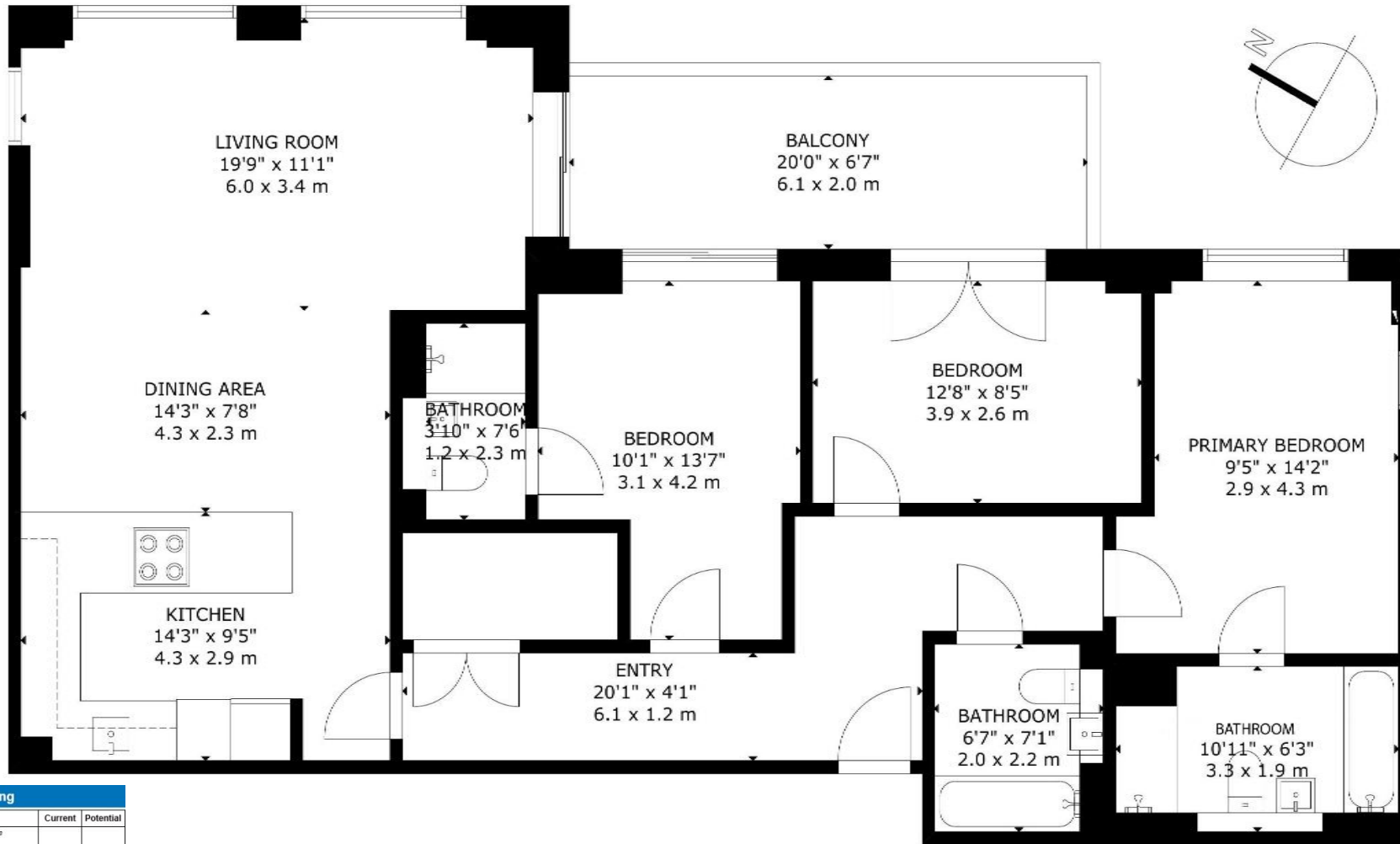
Annual Service Charge: £5,000

Annual Ground Rent: £740



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 Plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 84                      | 84        |
| (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 |           |

GROSS INTERNAL AREA  
TOTAL: 116 m<sup>2</sup>/1,247 sq.ft  
3RD FLOOR: 116 m<sup>2</sup>/1,247 sq.ft  
EXCLUDED AREAS: BALCONY: 12 m<sup>2</sup>/131 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



