



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Talbot Road, Highgate, N6**  
**Price £500,000 - Share of Freehold**

An extremely spacious one bedroom apartment occupying the top floor of an Edwardian period conversion on one of Highgate's most sought after roads situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious split level reception room, separate kitchen, large double bedroom with built in wardrobes and a bathroom with a separate shower cubicle. There is an abundance of storage space in the property and it is conveniently located only a short walk from the restaurants, cafes and bars in Highgate Village whilst the rustic surroundings of Highgate Woods are only moments away. 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 29th September 1982. The annual ground rent is peppercorn, and the annual service charge is £1,700, payable in 6 monthly instalments. The building is managed by Langford Chase.

The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday. A permit is obtainable from Haringey Council.

**Council Tax:** London Borough of Haringey - Band D

**Approx. Floor Area:** 785 sqft (72.93 sqm)

**Remaining Lease Term:** 955 years

**Annual Service Charge:** £1,700

**Annual Ground Rent:** Peppercorn



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

# Talbot Road N6

Approximate Gross Internal Area  
785 sq ft / 73 sq m



## 2ND FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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>		69	77
(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	



# 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

