



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

High Point, North Hill, Highgate, N6
Price £700,000 - Share of Freehold

A spacious two bedroom apartment on the fourth floor of a sought after Grade I listed purpose built block situated in the heart of Highgate Village. Boasting views from every room, the accommodation comprises a spacious reception room, separate kitchen, utility room, study, two bedrooms and a bathroom. High Point offers a porter, lift, large landscaped communal gardens, a heated swimming pool, tennis courts and children's play area. Further benefits to the property include off street parking on a first come first served basis, and the service charge is inclusive of the heating and hot water. The property is conveniently located only moments away from the restaurants, bars and cafes in Highgate Village and within close walking distance to Highgate Underground Station.

Material Information:

The property is held on a 999 year lease with 985 years remaining . The annual service charge is £12,820 and the annual ground rent is £80. The service charge is payable quarterly and includes the central heating, hot water, a care taker/porter, buildings insurance, gardening and cleaning. The building is managed by Parkgate Aspen. There are currently major works being completed to the development. The costs are £1,650 payable in 12 quarterly payments. The first payment was made in October 2025. The property has gas central heating through a communal boiler system and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage. The area has mobile phone coverage, excellent transport links and off-street parking is available for residents.

Council Tax: London Borough of Haringey - Band F

Approx. Floor Area: 904 sqft (83.98 sqm)

Remaining Lease Term: 985 years

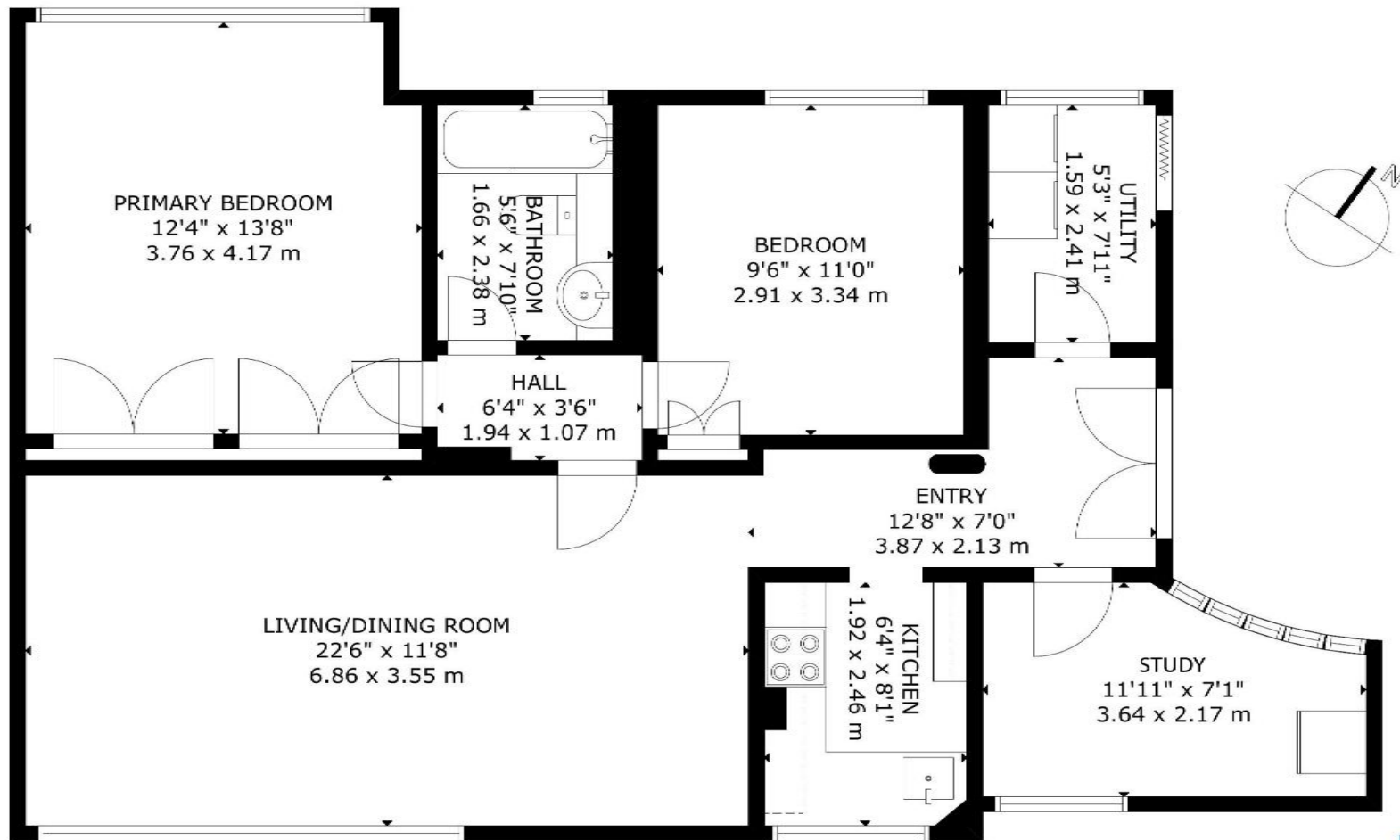
Annual Service Charge: £12,820

Annual Ground Rent: £80



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GROSS INTERNAL AREA
 TOTAL: 84 m²/904 sq.ft
 SECOND FLOOR: 84 m²/904 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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