



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate, N6
Price £400,000 - Share of Freehold

Set within a sought after 1920s Art Deco purpose built development, this spacious and beautifully bright one bedroom ground floor apartment is ideally positioned within easy walking distance of Highgate Underground Station. Flooded with natural light, the well proportioned accommodation comprises a generous reception room featuring original parquet flooring, a separate kitchen, a spacious double bedroom and bathroom. The property also benefits from double-glazed windows, excellent storage throughout, and the added advantage of central heating and hot water being included within the annual service charge. Outside, residents have access to a well maintained and secluded communal garden. Ideally positioned for the restaurants, cafés and independent shops of Highgate Village, the apartment is also just moments from the picturesque surroundings of Highgate Wood, while excellent transport connections provide convenient access into central London. Offered chain free and with a share of the freehold.

Material Information

Tenure: Share of Freehold, with a 999-year lease from 25 March 2005.

Service Charge: £4,496.42 per annum, payable in two six-monthly instalments. The service charge includes central heating, garden maintenance, cleaning, general improvements, insurance, security and professional management by Lewis & Tucker. A sinking fund contribution may also be payable in some years. The current contribution is £1,592, payable in two six-monthly instalments of £796. 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: 446 sqft (41.43 sqm)

Remaining Lease Term: 978 years

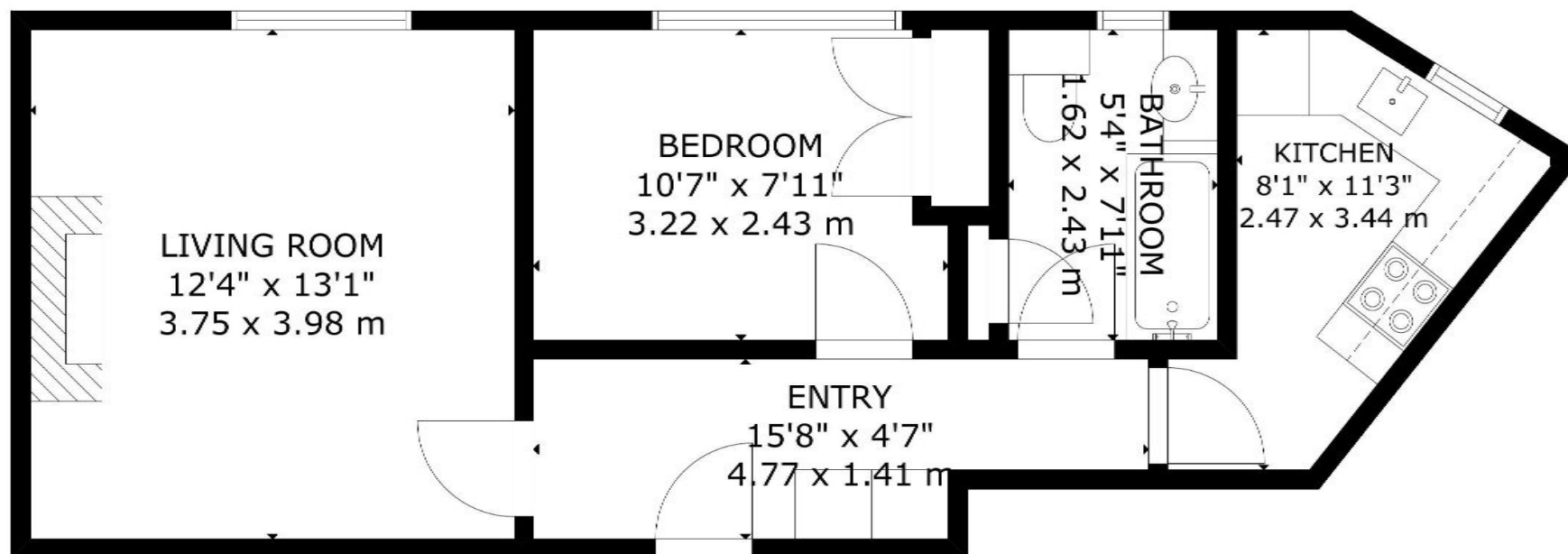
Annual Service Charge: £4,496

Annual Ground Rent: £100



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 41 m²/446 sq.ft.
GROUND FLOOR: 41 m²/446 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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