



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Avenue Road, Highgate, N6
Price £465,000 - Leasehold

A beautifully presented one bedroom, second floor purpose built apartment, ideally situated within easy walking distance of Crouch End Broadway. Flooded with natural light, the well proportioned accommodation comprises a spacious south facing reception room enjoying a picturesque outlook over the nearby Parkland Walk, a separate fully fitted kitchen, generous double bedroom, and bathroom. The property is presented in excellent condition throughout and further benefits from double glazed aluminium windows. Externally, residents can enjoy a well maintained south facing communal garden. There is also excellent potential to reconfigure the layout to create a two bedroom apartment, subject to the necessary consents, by relocating the kitchen into the reception room and converting the existing kitchen into a second bedroom. The property is conveniently located for a range of transport links, including Highgate Underground Station, while the extensive array of shops, cafés, restaurants and amenities along Crouch End Broadway are just a short walk away.

Material Information:

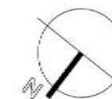
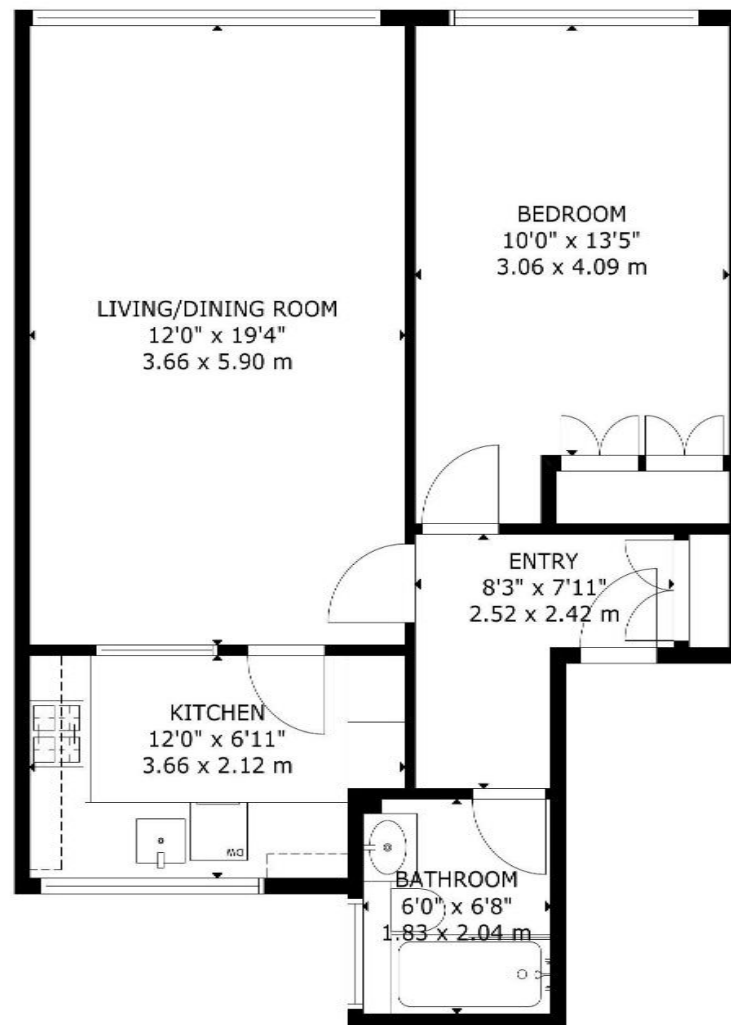
The property is held on a 125 year lease from the 24th June 1992 and the annual ground rent is £200. The annual service charge is £3,438, which is paid in 6 monthly instalments. The building is managed by Rennie and Partners and the budget is approved by the Right To Manage directors. The property has gas central heating and Ofcom confirms that Superfast broadband is available. The building is serviced by electricity, and mains water and sewerage. Street CPZ parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 579 sqft (53.79 sqm)
Remaining Lease Term: 91 years
Annual Service Charge: £3,438



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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	62	73
(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: 54 m²/579 sq ft
SECOND FLOOR: 54 m²/579 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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