

**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hillside Gardens, Highgate, N6**  
**Price £700,000 - Share of Freehold**

An extremely well presented two bedroom split level apartment occupying the raised ground floor of this Edwardian period conversion, on a sought after road only moments away from Highgate Underground Station. Flooded in natural light and boasting an array of period features throughout, the accommodation comprises a spacious south-west facing reception room with bay window, fireplace and timber double glazed sash windows, a separate kitchen with space for dining, two bedrooms and a bathroom. The property has wooden floors throughout and is ideally located within close walking distance to the restaurants, cafes and bars in Highgate Village, along with a number of picturesque open spaces including Waterlow Park, Hampstead Heath and Highgate Wood.

**Material Information:**

The property is held on a 125 year lease from the 1st January 1996. The annual ground rent is peppercorn and the annual service charge is £1,200. The building is self managed by the residents.

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. CPZ street parking is available. Mobile phone coverage is available in the property.

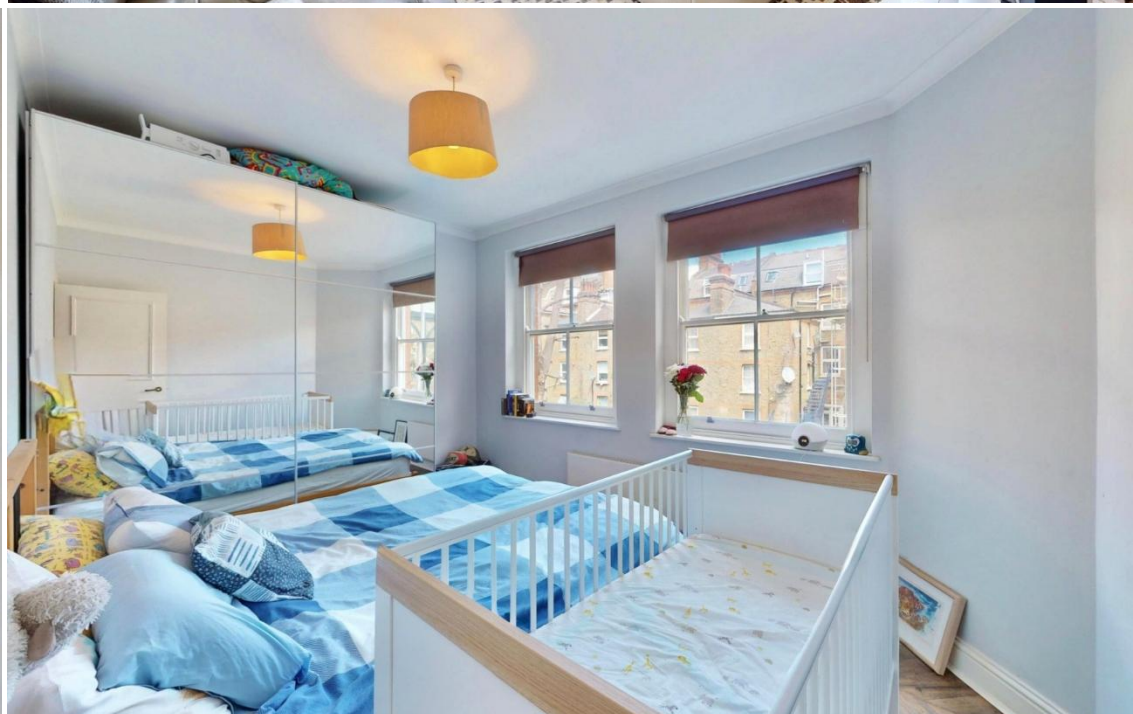
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 778 sqft (72.28 sqm)

Remaining Lease Term: 95 years

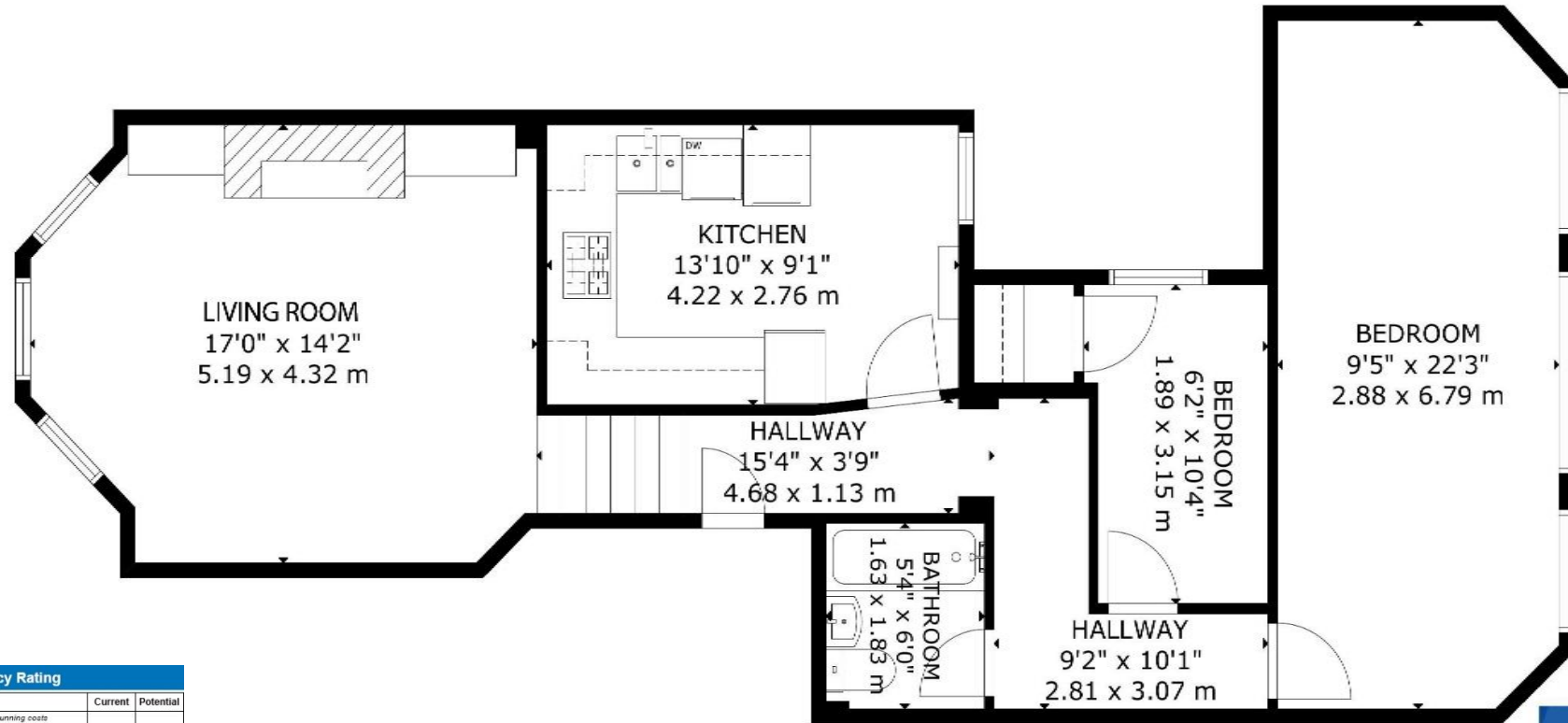
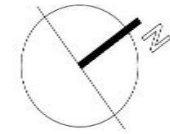
Annual Service Charge: £1,200

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
 TOTAL: 72 m<sup>2</sup>/778 sq.ft  
 GROUND FLOOR: 72 m<sup>2</sup>/778 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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