



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6
Price £595,000 - Leasehold

Situated on the first floor of an attractive period conversion, this bright and well presented two bedroom apartment boasts a generous private roof terrace and is ideally located within easy walking distance of Highgate Underground Station. Flooded with natural light, the accommodation features a spacious south-west facing reception room, a separate kitchen, two well proportioned bedrooms and a family bathroom. A stand out feature is the expansive private roof terrace, offering an ideal space for al fresco dining, entertaining or simply relaxing outdoors. Perfectly positioned to enjoy the best of the local area, the property is within easy reach of the independent restaurants, cafés and bars of both Highgate Village and Crouch End. The beautiful green open spaces of Parkland Walk are just moments away.

Material Information:

The property is held on a 99 year lease from 25.3.1985. This will be extended to a new 99 year lease on completion of the sale. The annual service charge is approximately £2,500 which covers property maintenance and service costs, as well as the Buildings Insurance. The ground rent is peppercorn. 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.

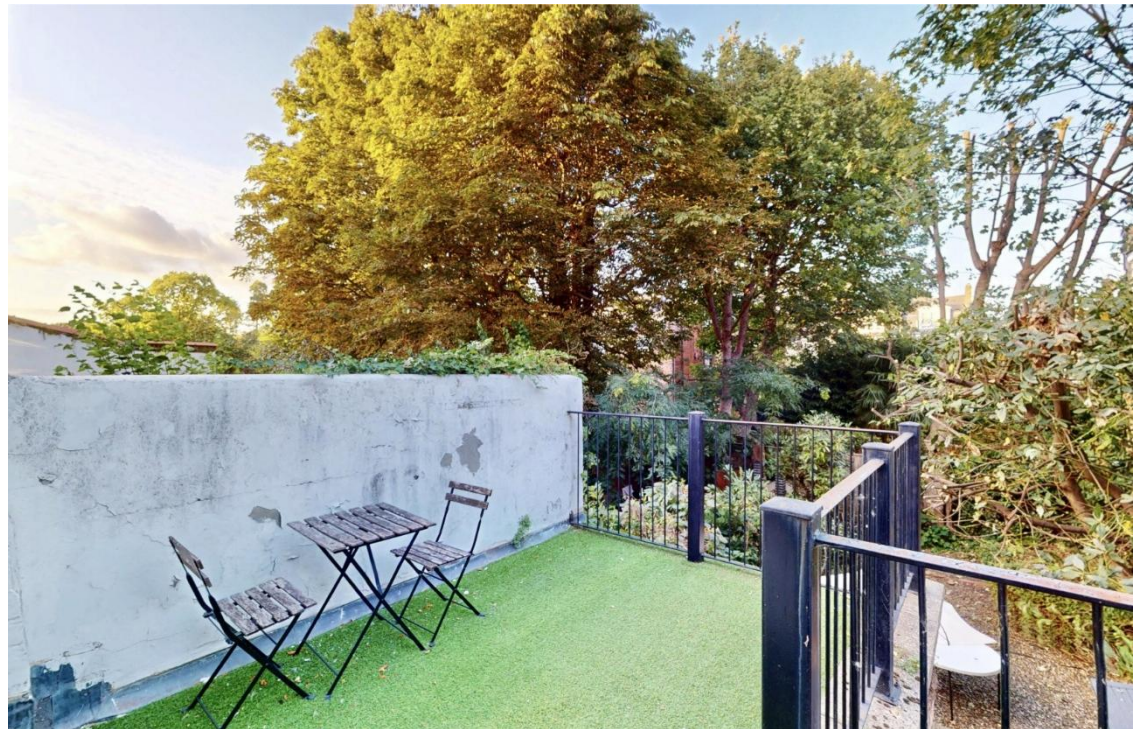
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 601 sqft (55.83 sqm)

Remaining Lease Term: 99 years

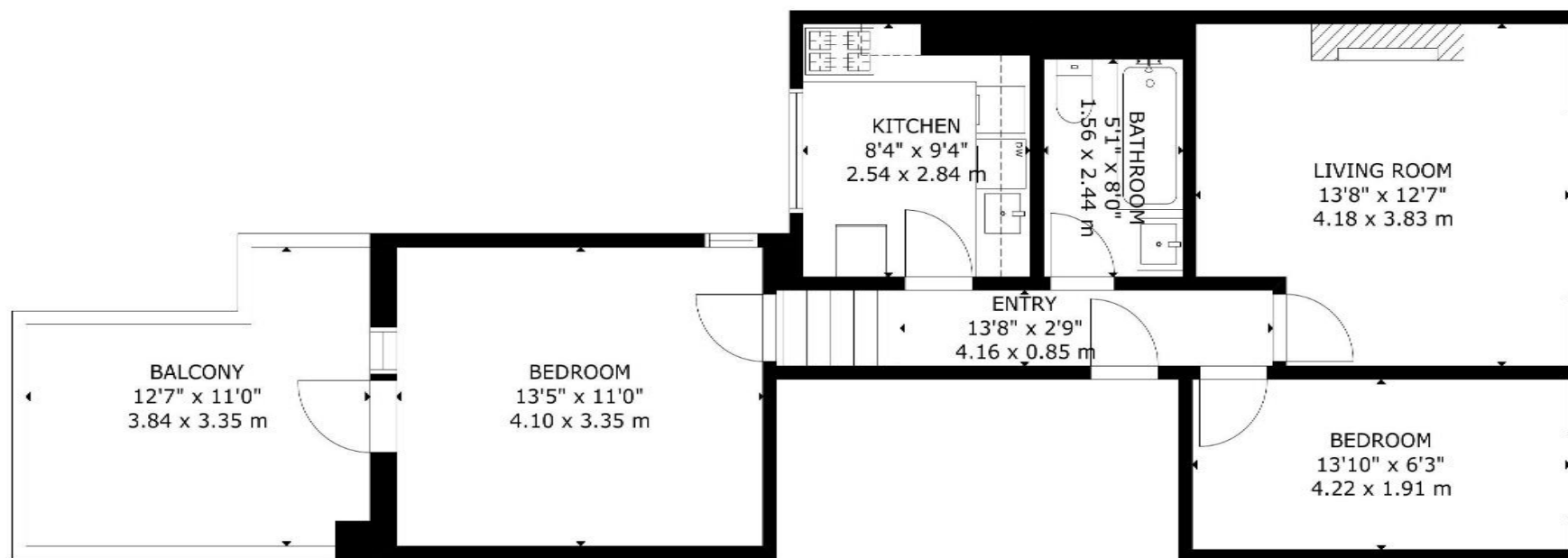
Annual Service Charge: £2,500

Annual Ground Rent: Peppercorn



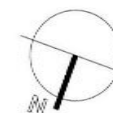
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	80
EU Directive 2002/91/EC		

GROSS INTERNAL AREA
TOTAL: 56 m²/601 sq.ft
FIRST FLOOR: 56 m²/601 sq.ft
EXCLUDED AREA: BALCONY: 11 m²/115 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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