



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Holmesdale Road, Highgate, N6
Price £325,000 - Leasehold

A one bedroom first floor apartment requiring modernisation situated only moments away from Highgate Underground Station. Forming part of a small purpose built block of 6 flats, the accommodation comprises a spacious reception room, separate kitchen, double bedroom and bathroom. The property is conveniently located within walking distance to both Highgate Village and Crouch End Broadway, along with the picturesque surroundings of Parkland Walk, and Highgate and Queens Wood.

Material Information:

The property is held on a 125 year lease from the 9th July 2007 and the annual ground rent is £10. We are currently waiting for the service charge information to be confirmed. We have been informed that its in the region of £2,400 per annum. The building is managed by Haringey London.

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

Council Tax: London Borough of Haringey - Band C

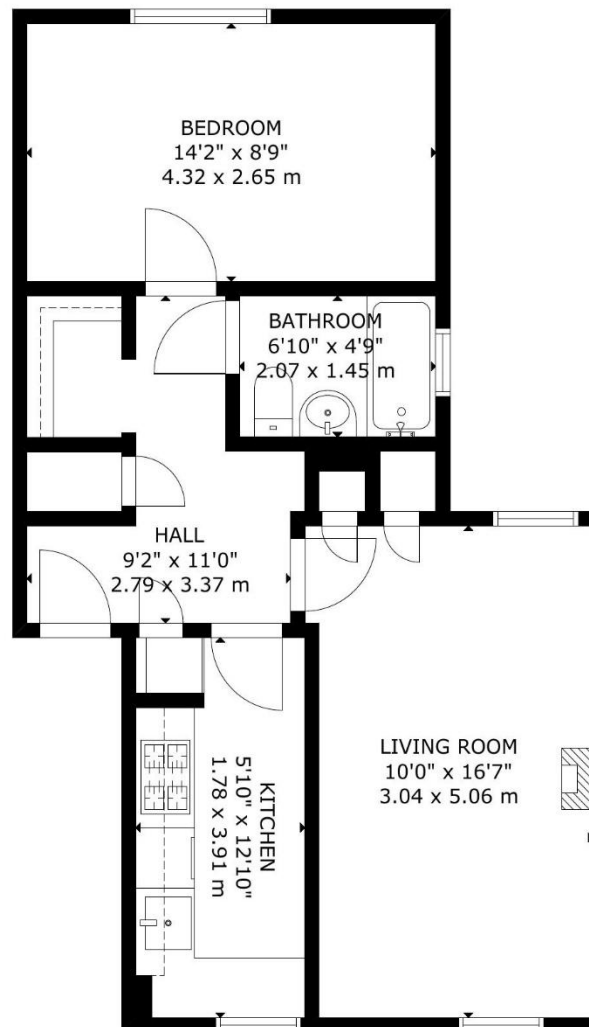
Approx. Floor Area: 518 sqft (48.12 sqm)

Remaining Lease Term: 106 years

Annual Service Charge: £2,400 (approx)

Annual Ground Rent: £10





GROSS INTERNAL AREA
TOTAL: 48 m²/518 sq ft
FIRST FLOOR: 48 m²/518 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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