



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Bisham Gardens, Highgate, N6
Price £450,000 - Leasehold

An exceptionally spacious studio apartment benefiting from a private south facing patio garden, ideally positioned in the heart of the highly sought after Highgate Village. Accessed via its own private entrance, this well presented property offers bright and generously proportioned accommodation, featuring laminate wood flooring throughout. The impressive studio room benefits from an extensive range of fitted wardrobes, providing excellent storage, while the modern fitted kitchen comes complete with integrated appliances. A contemporary wet room completes the accommodation. Presented in very good condition throughout, the apartment offers an excellent combination of space, privacy, and convenience, with the added benefit of a delightful south facing outdoor area. Perfectly situated just moments from the charming boutiques, independent cafés, restaurants and bars of Highgate Village, the property is also within easy walking distance of both Highgate and Archway Underground Stations, providing convenient transport links into Central London.

Material Information:

The property is held on a 125 year lease from the 29th September 2002 and the annual ground rent is £200, paid yearly. The service charge is payable on an Ad Hoc basis and the property is responsible for 25% of any costs associated with the building. The building is managed by BPS Group. 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.

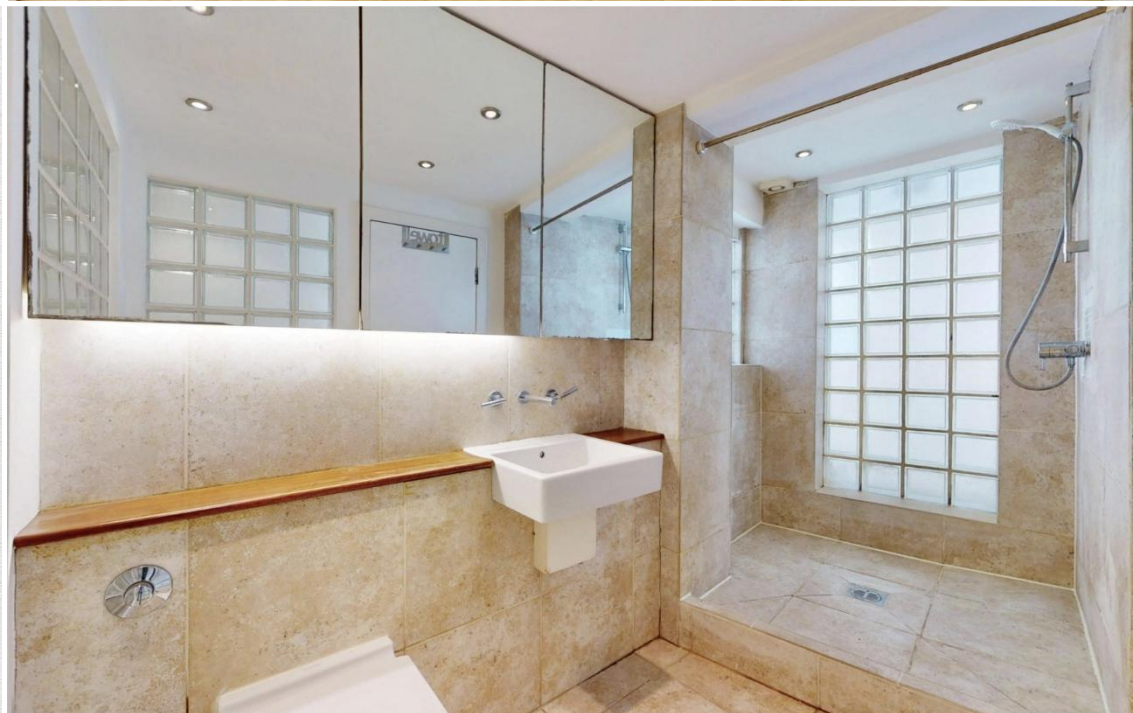
Council Tax: London Borough Of Camden - Band C

Approx. Floor Area: 448 sqft (41.62 sqm)

Remaining Lease Term: 101 years

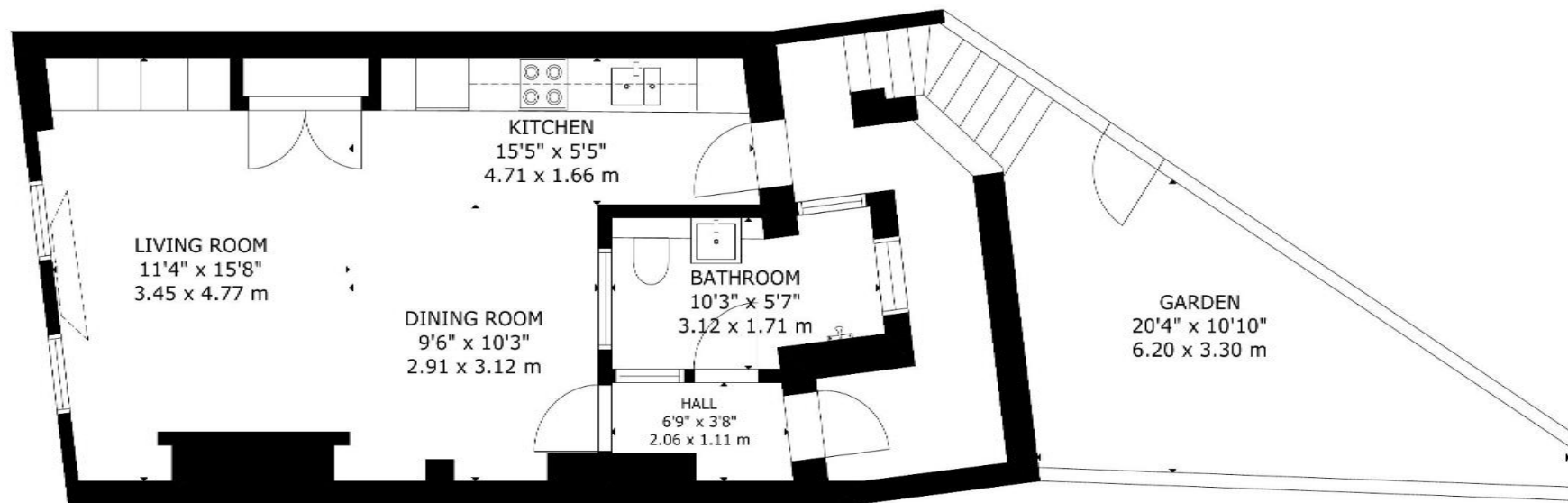
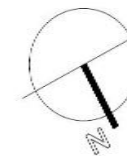
Annual Service Charge: Ad Hoc – 25% of costs associated with the building

Annual Ground Rent: £200



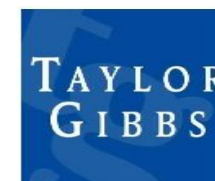
TAYLOR GIBBS

Residential Sales, Lettings & Management Agents



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	71	79
EU Directive 2002/91/EC		

GROSS INTERNAL AREA
TOTAL: 42 m²/448 sq.ft.
LOWER GROUND FLOOR: 42 m²/448 sq.ft.
EXCLUDED AREAS: GARDEN: 26 m²/276 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

