



TAYLOR GIBBS

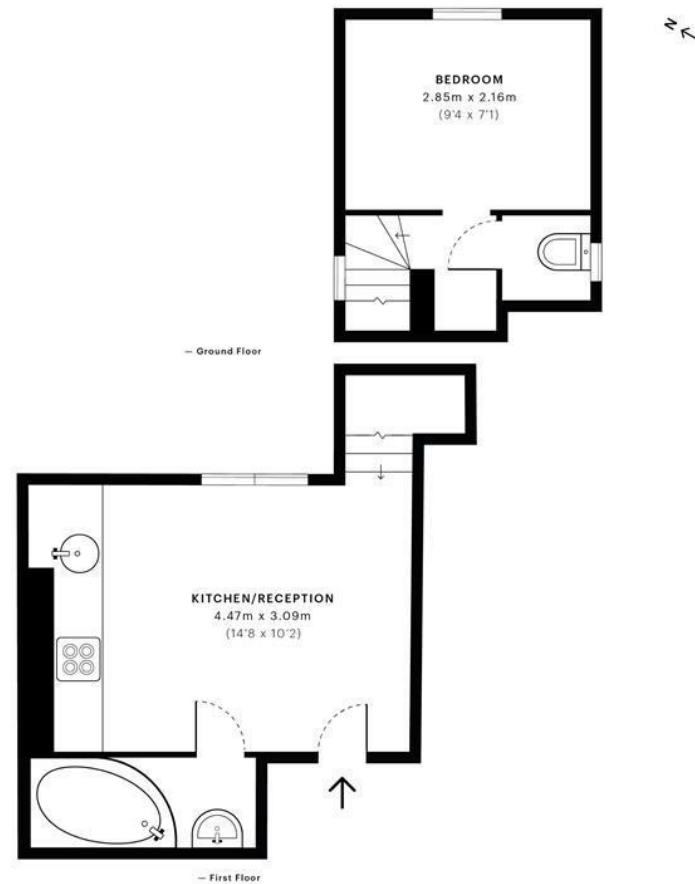
Residential Sales, Lettings & Management Agents

Archway Road, Highgate, London, N6
£285,000 - Leasehold

A split level one bedroom apartment situated on the corner of Archway Road and Northwood Road only moments away from Highgate Underground Station. Located at the rear of the building, proving very quiet and boasting double glazed windows throughout, the accommodation comprises of a reception room which is open plan to the kitchen, bedroom, bathroom and a separate WC. The property would prove both an ideal rental investment or a first time home. The communal hallways are due for refurbishment in the very near future and the property is within walking distance to the amenities of both Highgate Village and Archway Road. The property is offered chain free, includes a long 155 year lease, peppercorn ground rent and an annual service charge of approximately £400 to £500. A VIDEO OF THE PROPERTY IS AVAILABLE.

Council Tax: Haringey – Band B - £1276 pa
Approx Floor Area: 25 Sq M / 275 Sq Ft
Service Charge: £400 - £500 pa
Ground Rent: Peppercorn
Lease Remaining: 155 years





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	EU Directive 2002/91/EC	

GROSS INTERNAL AREA The footprint of the property 25.6 Sqm / 275.2 Sqft	NET AREA (INTERNAL) Excludes walls and external features etc. 24.9 Sqm / 268.2 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Unlit use area under 1.9m 0.0 Sqm / 0.0 Sqft
	Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.		IPMS 3B RESIDENTIAL: 25.9 Sqm / 278.4 Sqft IPMS 3C RESIDENTIAL: 25.2 Sqm / 271.4 Sqft SPEC ID: Sdc197035elfd790a20f7466e



