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1 Langdon Park Road, Highgate N6
£385,000 FOR SALE

Flat - Conversion



1 Langdon Park Road, Highgate N6 £385,000

Description

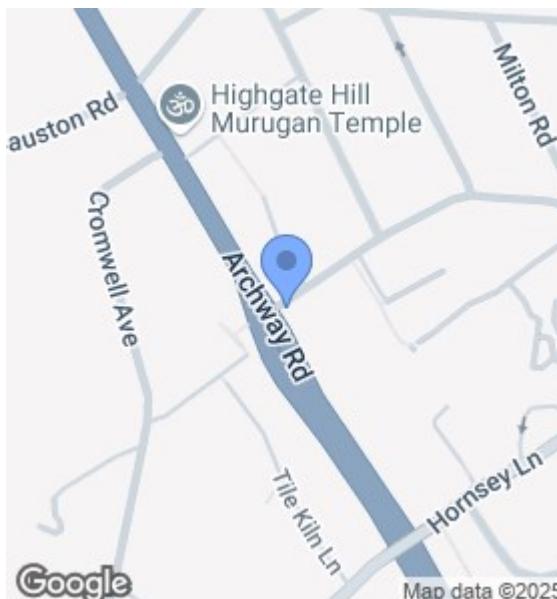
A first floor one bedroom split-level converted flat, set on Langdon Park Road, just off Archway Road N6. This property offers a bright open-plan reception room with integrated kitchen, a bedroom with built-in storage cupboards, and a contemporary bathroom with both bath and shower facilities. **SHARE OF FREEHOLD**.

Langdon Park Road provides easy access to excellent transport links; mainly Archway and Highgate tube stations. The very well known Highgate Village is also close by, as are other local hotspots such as Highgate Wood and Upper Holloway. The 'Parkland Walk' is popular with local residents (a 3-mile walk/cycle route that connects Highgate to Finsbury Park).

Key Features

- Viewings available from 27th December onwards

Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



Floorplan



Langdon Park Road, N6

Approx. Gross Internal Area 325 Sq Ft - 30.16 Sq M

First Floor

Floor Area 325 Sq Ft - 30.16 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.