



Archway Road N6

£360,000 *Leasehold*

2  1  1 

A superb two bedroom, first floor chain-free property with an unofficial balcony (in process of being regularised). The property is presented for sale in good decorative condition and includes two well-proportioned bedrooms and an open plan reception room/fitted kitchen. The flat is held on a long lease and is chain-free.



Highgate

020 8341 1988 | highgate@winkworth.co.uk

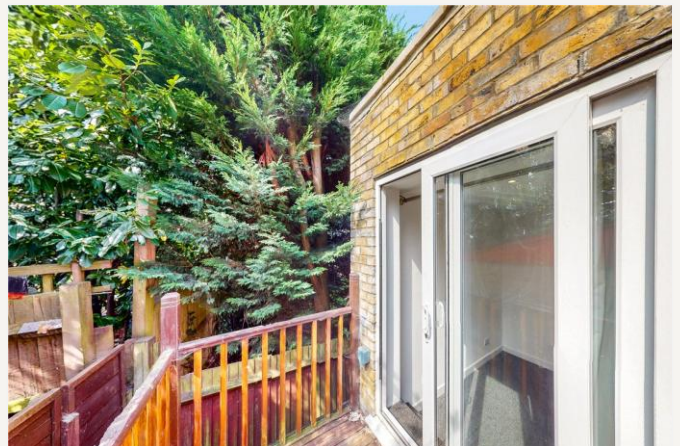
Winkworth

for every step...



The property is ideally located for easy access to a variety of local amenities. Highgate Tube Station is just a minute's walk away as are the grounds of Highgate Wood and an excellent selection of local shops and dineries.



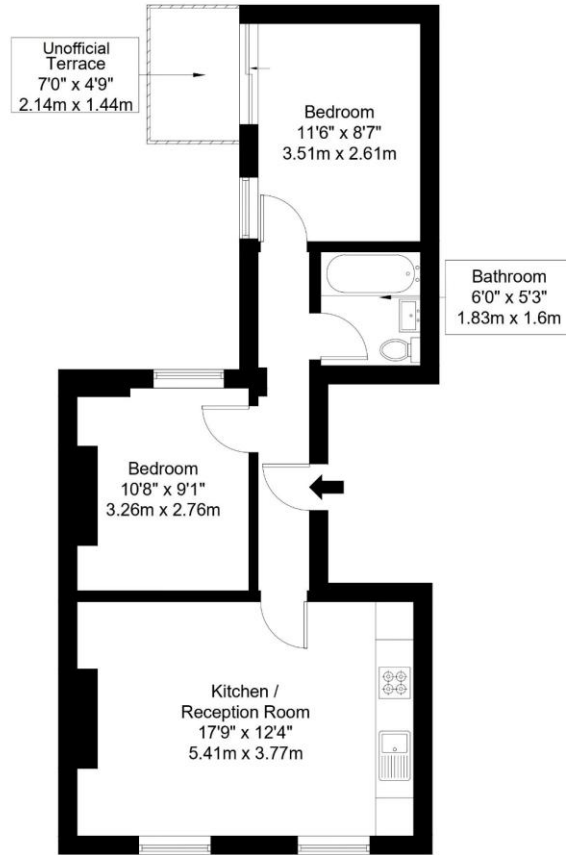
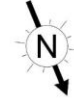


Archway Road, N6 4EJ

Approx Gross Internal Area = 47.9 sq m / 516 sq ft

Terrace = 3.1 sq m / 33 sq ft

Total = 51 sq m / 549 sq ft



First Floor

Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BleuPlan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: 125 year lease from 1st January 2021. The annual Ground Rent is £125.00.

Service Charges: None although one third contribution toward Building Insurance Block Policy.

Council Tax Band: Haringey Council BAND D (£2,313.78 for 2026/27).

Parking: Residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with good coverage of 5G data coverage for mobile phones pending your service provider.

Construction Type: Brick and slate.

Heating: Gas central heating.

Notable Lease Covenants or Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat unless by Housing Act Tenancy Agreement. Not to keep any animal or bird on the property without the prior written consent of the Freeholder. Not to live in the property unless all floors (other than the kitchen

<https://www.winkworth.co.uk/sale/property/HGT260050>

Highgate

020 8341 1988 | highgate@winkworth.co.uk

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth