



Archway Road N6

£450,000 *Leasehold*



A superb three bedroom, split-level chain-free property occupying the top two levels of the building.

The property is presented for sale in good decorative condition and includes two well-proportioned

KEY FEATURES

- Three Bedrooms
- Split-Level
- Long Lease
- Chain-Free



Highgate

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bedrooms and an open plan reception room/fitted kitchen. The flat is held on a long lease and is chain-free.

Please note that written evidence of funding will be required before an offer can be considered.

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.





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 E (£2,827.96 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.

Archway Road, N6 4EJ

Approx Gross Internal Area = 84.7 sq m / 912 sq ft

Restricted head height = 9.6 sq m / 103 sq ft

Total = 94.3 sq m / 1015 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION cont:

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 and bathroom) are covered in good quality carpeting and underlay.

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.

<https://www.winkworth.co.uk/sale/property/HGT260051>

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