



ROSSETTI COURT, ARCHWAY ROAD N6
£795,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT ON
THE THIRD FLOOR OF A MODERN, LIFT-SERVED
APARTMENT BLOCK IN HIGHGATE.

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DESCRIPTION:

Presented for sale in immaculate decorative condition, this stylish and well-proportioned two bedroom apartment is ideal for those looking for a ready-made new home. Safely located on the third floor and with a concierge service, the flat is also ideal for those seeking a "lock and leave" apartment. The property features an eye-catching reception room, that provides access to a private balcony, and inter-connects with the extensively fitted kitchen. Each bedroom is of double-size, the main of which has an en suite shower room and the comfort of air conditioning. The flat also has a long lease and comes complete with an allocated, covered parking space with electric vehicle charging point.

An early viewing is highly recommended.

LOCATION:

Rossetti Court is ideally located for access to a variety of local amenities including Highgate Tube Station which is within a short walk. Local shops and bus services into the City/West End are also close at hand whilst the open spaces of Highgate Wood are actually opposite the building.

TENURE & GROUND RENT:

125 year lease from 1st August 2016. Our client informs us that the annual Ground Rent is £450.00.

SERVICE CHARGES & COUNCIL TAX:

Our client informs us that the current annual service charge is £2,200.00. Haringey Council. COUNCIL TAX BAND: E (£2,405.36 for 2023/24).

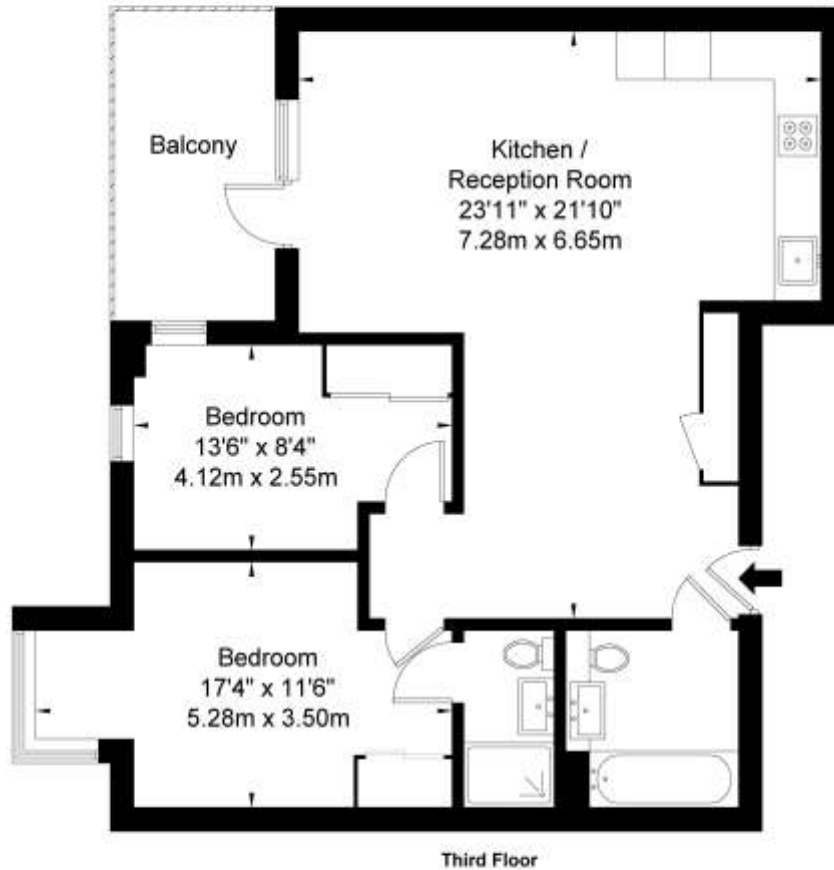
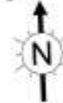
ALLOCATED, SECURE COVERED PARKING SPACE:

Space No. 35, with electric vehicle charging point, accessed via security gates from Bishops Road.



Rossetti Court, Archway Road, N6 4EY

Approx. Gross Internal Area = 71.3 sq m / 767 sq ft

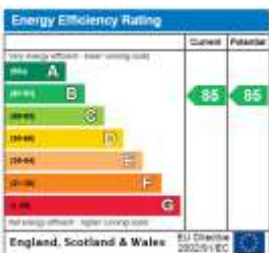


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Copyright **BLEU PLAN**

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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