

Wembury Road N6

2 1 1

£500,000 *Leasehold*

A two bedroom first floor converted flat within easy reach of Highgate Tube Station and Highgate Village.

KEY FEATURES

- Two Bedrooms
- Long Lease
- Chain-Free
- Close to Highgate Tube Station





Highgate
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DESCRIPTION

A two bedroom first floor converted flat within easy reach of Highgate Tube Station and Highgate Village. This lovely apartment is presented for sale in good decorative condition and comprises 536 sq. ft. of well-proportioned accommodation arranged over the first floor of a former house. Features include brand new windows throughout (installed 2026), a fitted kitchen, bathroom and separate WC. Whilst the entire flat enjoys plenty of natural light via large sash windows.

Wembury Road is a cul-de-sac located off Langdon Park Road. Highgate Tube Station (Northern Line, Zone 3) is within half a mile as is The Parkland Walk – London's longest linear Local Nature Reserve that provides over 3 miles of open space that's ideal for cycling or a walk.

MATERIAL INFORMATION:

Tenure: lease term to 23 June 2172 (146 years remaining).

Service Charges: Our client advises £1,000.00 per annum. This pays for building insurance and repairs.
Council Tax Band: Haringey Council BAND C (£2,056.70 for 2026/27).
Parking: Residents parking by permit.
Utilities: Mains connected electricity, gas, water and sewerage.
Broadband and Data Coverage: According to Ofcom, Superfast Broadband services are available (Openreach and Virgin Media) with a good level of reception for mobile phones pending your service provider.
Construction Type: TBA.
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. No bird, dog or other animal which may be a nuisance or which may cause annoyance to any owner, tenant or occupier of any other flat shall be kept in the demised premises. To cover and keep covered the floors of the demised premises including the passages thereof with carpets with proper underlay or with material suitable for preventing the transmission of noise.

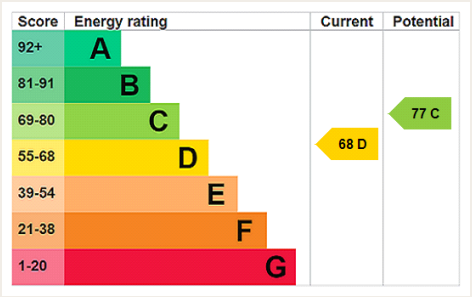








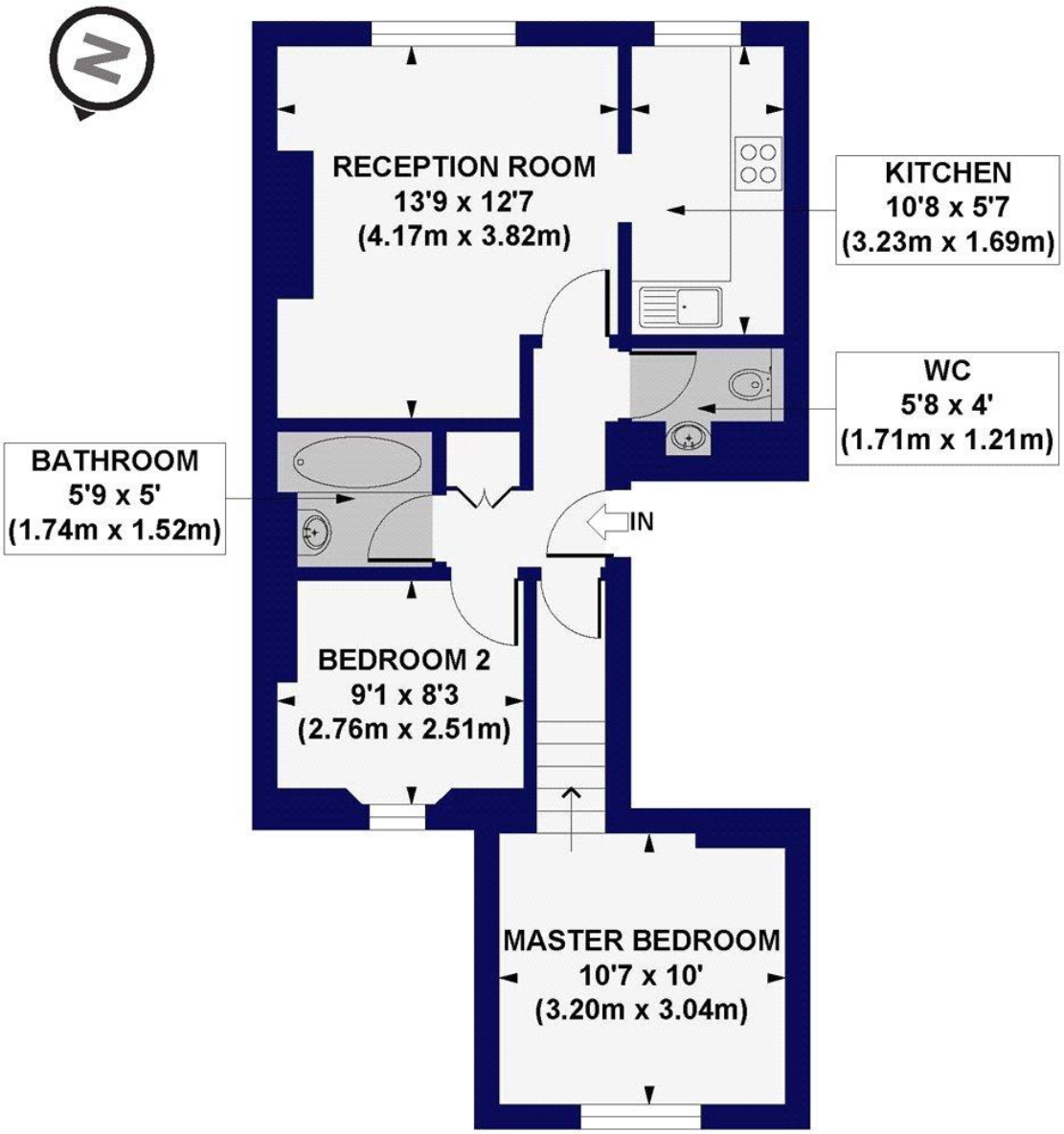




https://www.winkworth.co.uk/sale/property/HGT210031

Wembury Park, N6

Approx. Gross Internal Floor Area 536 sq. ft / 49.82 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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