



**ARCHWAY ROAD N6
OFFERS IN EXCESS OF £650,000 LEASEHOLD**

**AN OUTSTANDING TWO BEDROOM SPLIT-LEVEL
APARTMENT ON THE THIRD AND UPPER-THIRD FLOORS OF
THIS BEAUTIFUL VICTORIAN BUILDING BUILT IN 1881
AND REFURBISHED IN 2017.**

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

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DESCRIPTION:

The property is presented in immaculate decorative condition and comprises spacious, airy accommodation over two levels. It is flooded with natural light with an eye-catching, stunning arched window in the reception room. Further features include a private, directly-accessible balcony, far-reaching views and two bathrooms, one en suite to the main bedroom. The building features a lift-service and there is residents' bicycle storage.

LOCATION:

The property is conveniently located for easy access to a variety of amenities including Highgate Tube Station, bus routes into the City and West End, local shops and The Parkland Walk, London's longest linear Local Nature Reserve.

MATERIAL INFORMATION:

Tenure: 150 year lease from 4th December 2017. The lessees are attempting to secure the Right to Manage.

Ground Rent: £500.00 per annum

Service Charge: £2,500 pa. This pays for a variety of items including building insurance, gardening, window cleaning, lift service and cleaner for communal areas, heating to internal communal areas.

Managing Agent: Bamptons Judith jr@bamptonsmanagement.co.uk Or Wade wb@bamptonsmanagement.co.uk

Heating: Electric Under-floor heating.

Council Tax: Haringey Council BAND E (£2,698.59 for 2025/26).

Parking: CPZ Mon-Fri 10am-12pm (free at weekends). Although resident permits are not available, visitors permit can be purchased from Haringey Council.

Utilities: Mains connected electricity, water and sewerage.

Broadband and Data Coverage. Ultrafast Broadband services are available (Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction: Brick and slate.

Heating: Electric under-floor heating.

Lease Covenants: Not to sub-let the flat without the Freeholder's prior consent (such consent not to be unreasonably withheld) and a tenancy agreement must be an Assured Shorthold Tenancy Agreement.

Lease Restrictions: Not to use the Property for any purpose other than residential use. Not to keep any animal or bird on the Property without the prior written permission of the Freeholder. Not to leave any items in the communal hallway.



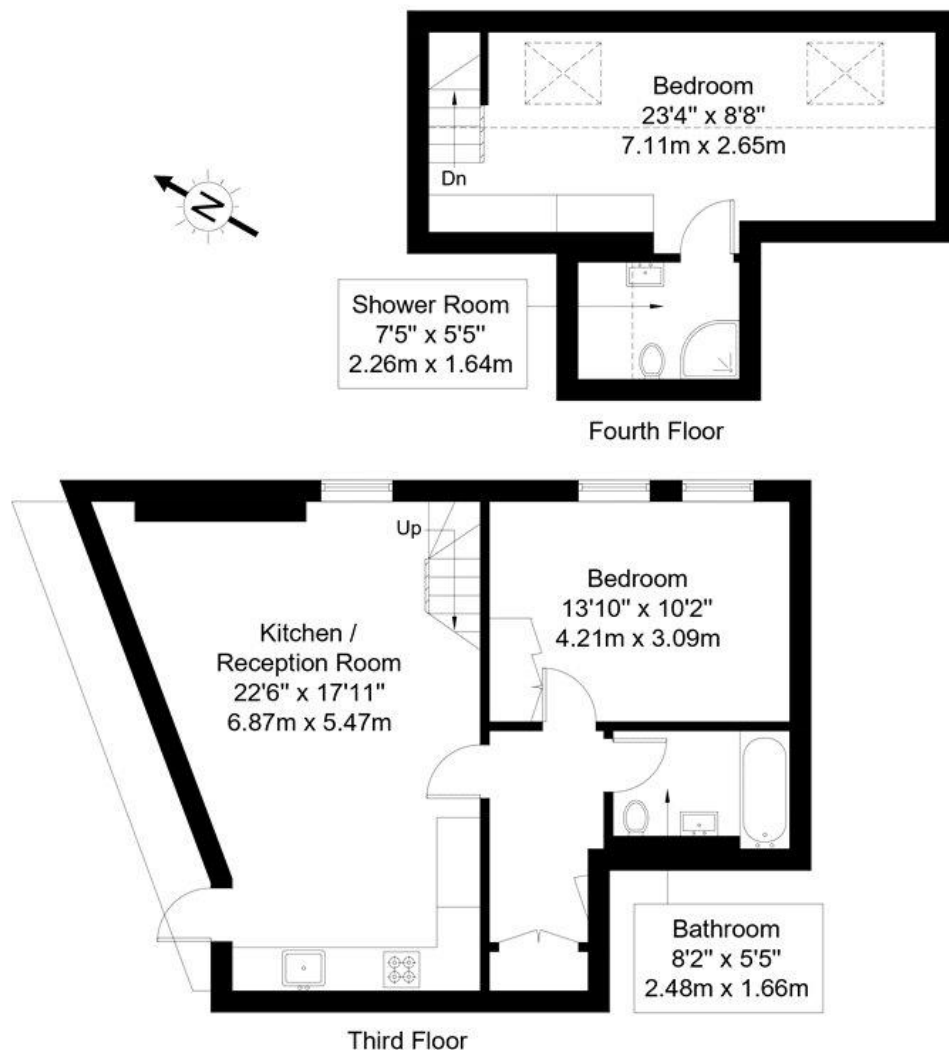
Archway Road, N6 5BA

Approx Gross Internal Area = 66.4 sq m / 715 sq ft

Restricted head height = 10.7 sq m / 115 sq ft

Balcony = 5.1 sq m / 55 sq ft

Total = 82.2 sq m / 885 sq ft



Ref :

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**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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	55	57
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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