

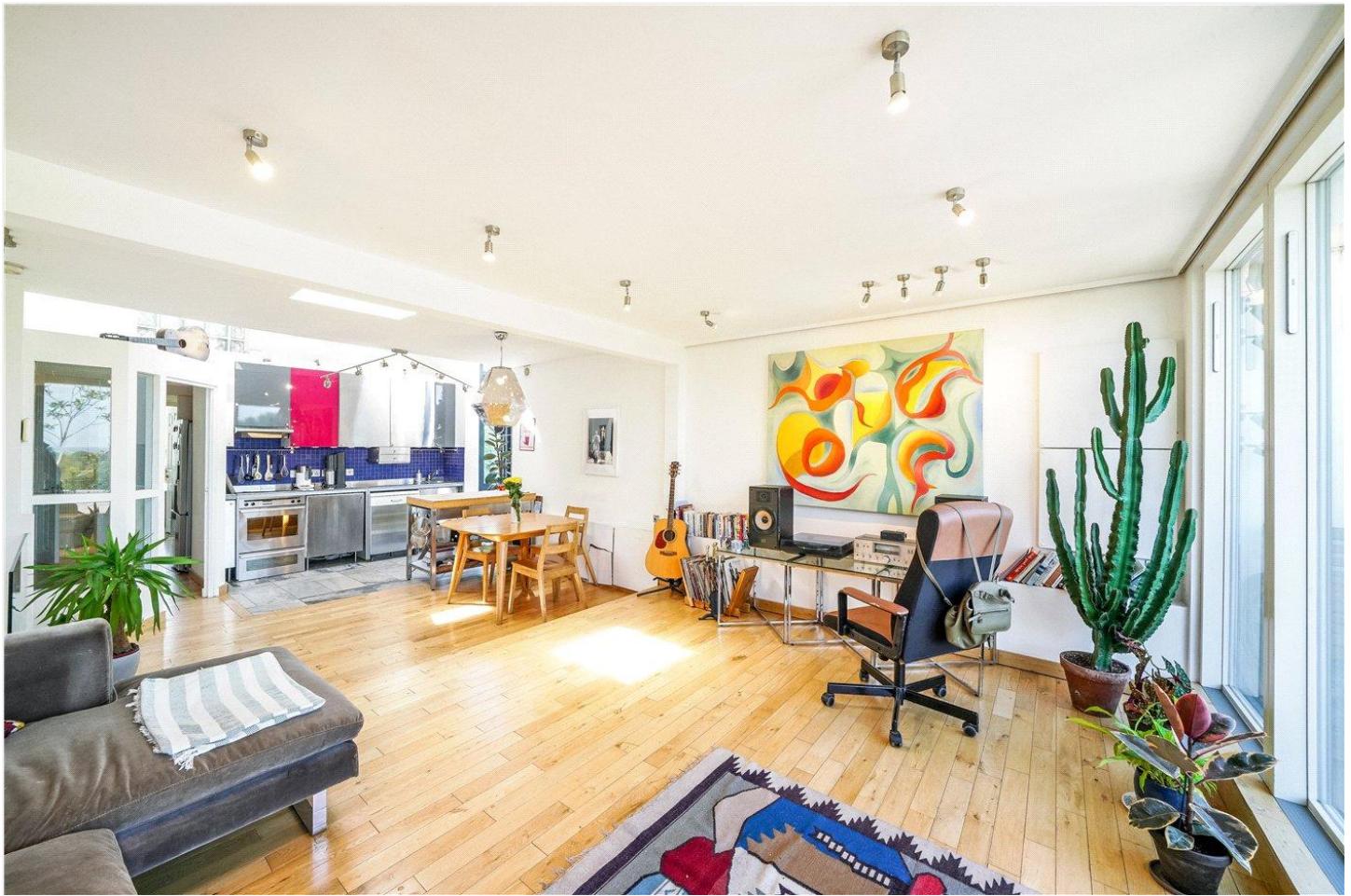
**ARCHWAY ROAD N6
OFFERS IN EXCESS OF £700,000 LEASEHOLD**

**AN OUTSTANDING, SPLIT-LEVEL TOP FLOOR
THREE BEDROOM CONVERSION WITH A
PRIVATE ROOF TERRACE.**

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

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DESCRIPTION:

This special property is an architect-designed top floor apartment comprising 875 sq. ft. unrestricted living space primarily arranged over two levels that occupy the top floors of a period building. The property is presented in good decorative condition and features superb all-round living accommodation with an emphasis on natural light. Of particular interest is the socially arranged reception room/kitchen space which provides access to a large, private roof terrace that provides a fabulous vantage point for far-reaching easterly views. Each of the three bedrooms have private en suite facilities and there is an additional guest WC off the first floor hall which in turn neatly integrates a utility area too. 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 as well as local shops and the outside spaces of Highgate Wood, Queens Wood and The Parkland Walk (London's longest linear Local Nature Reserve).

MATERIAL INFORMATION:

Tenure: 999 year lease from 1st November 2020.

Service Charges & Ground Rent: £838.89 for 2024/25 - this represents 27.5% of building expenditure and includes building insurance & a freehold administration charge. The annual **Ground Rent** is £250.00.

Council Tax: Haringey Council BAND D (£2,207.94 for 2025/26).

Parking: None.

Utilities: Mains connected electricity, water and sewerage.

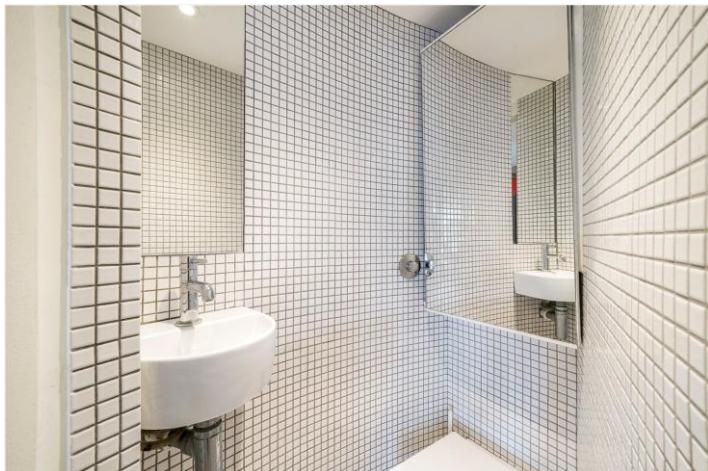
Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tile.

Heating: Electric panel heating and water tank.

Property Accessibility and Adaptations: Not suitable for wheelchair users.

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat.. Not to keep or permit any dog or cat or other animal upon or in the Flat without prior written consent of the Freeholder.



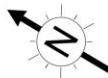
Archway Road, N6 5AX

Approx Gross Internal Area = 81.3 sq m / 875 sq ft

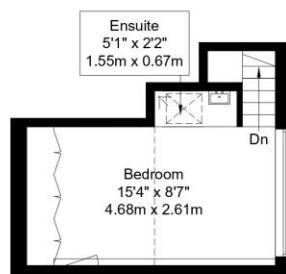
Restricted head height = 7.2 sq m / 78 sq ft

Terrace = 16.7 sq m / 180 sq ft

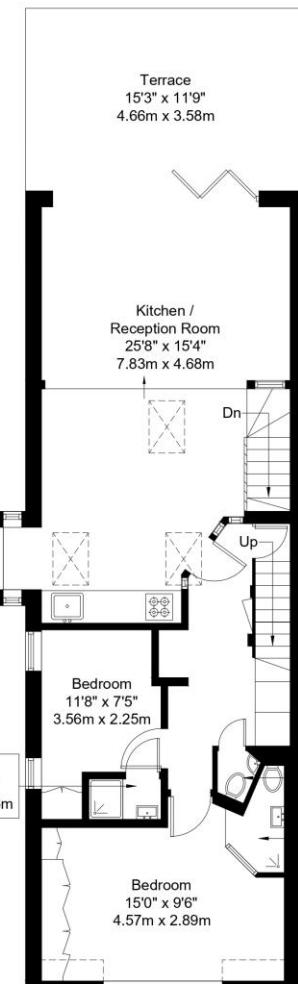
Total = 105.2 sq m / 1132 sq ft



= Reduced headroom below 1.5m / 5'0



Fourth Floor



Second Floor

Third Floor

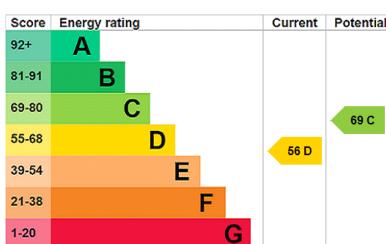
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P L A N**

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.



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