



ARCHWAY ROAD N6  
OFFERS IN EXCESS OF £400,000 LEASEHOLD

## A UNIQUE FIRST FLOOR TWO BEDROOM APARTMENT WITH PRIVATE (NON- COMMUNAL) ENTRANCE.

Highgate | 020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

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## DESCRIPTION:

The property is presented in good decorative condition and features a lovely reception room that connects with the substantial, fully-fitted kitchen, combining to make a delightful living space. The property is conveniently located for easy access to a variety of amenities including Highgate Tube Station, bus routes into the City/West End, local shops and Highgate Wood.

## MATERIAL INFORMATION:

**Tenure:** Expires 23rd June 2112. A new lease extension will be included. We believe that the Ground Rent is a peppercorn.

**Service Charges:** 35 % of building expenditure - approximately £400.00 per annum.

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

**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) with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and slate.

**Heating:** Electric panel heaters and electric water heater.

**Flood and Erosion:** None

**Planning Permission and Proposals for Development:** None.

**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 sub-let the flat without Freeholder consent (not unreasonably withheld) and not to sub-let for less than 6 months. Although the current lease states that no bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of any other flat comprised in the Building shall be kept in the demised premises, our client informs us that the freeholder is happy for pets to reside in the premises. To fully carpet or cover with suitable material floor covering adequate to restrict the penetration of sound from the demised premises to other parts of the Building all floors or the demised premises.

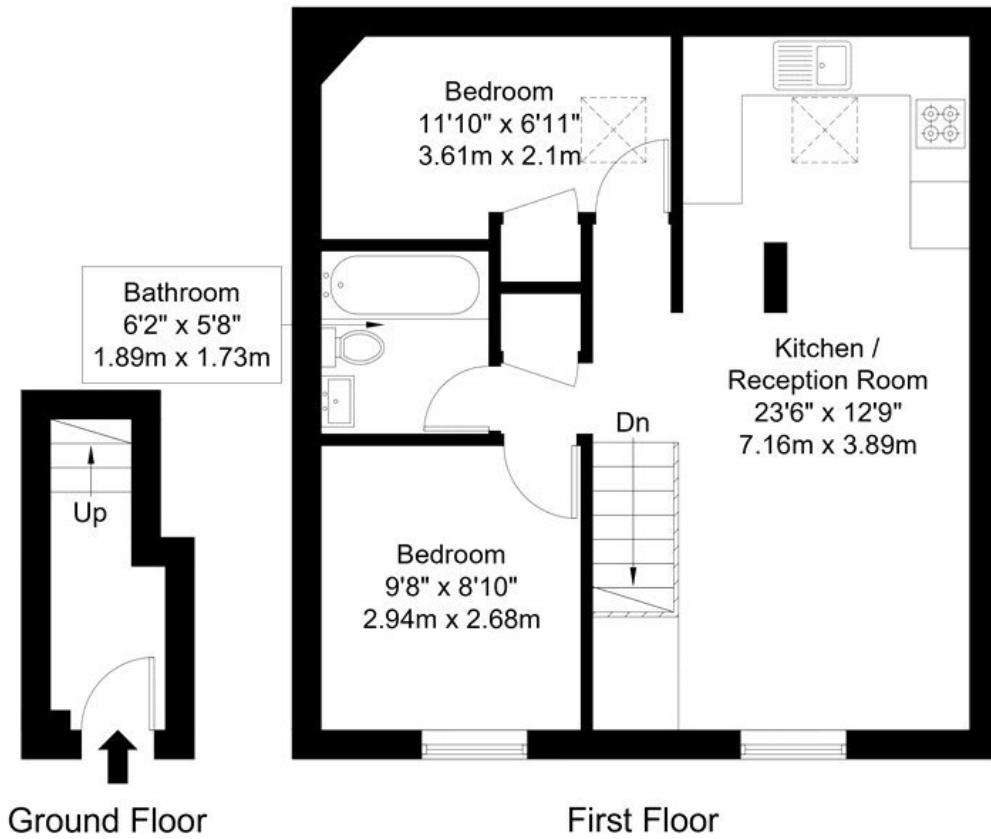






# Archway Road, N6 4EJ

Approx Gross Internal Area = 51.2 sq m / 551 sq ft



Ref :

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	22 F	

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