



APOLLO HOUSE, BROADLANDS ROAD N6
£735,000 SHARE OF FREEHOLD

**A PERFECT HOME IN WHICH TO UPSIZE OR DOWNSIZE IN THE
 SHAPE OF THIS OUTSTANDING TWO BEDROOM APARTMENT ON
 THE THIRD FLOOR OF THIS SMALL, LIFT-SERVICED APARTMENT
 BLOCK IN A PRIME HIGHGATE LOCATION.**

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DESCRIPTION:

This superb apartment is presented for sale in immaculate decorative condition and has been improved/modified by the current owners to include a beautifully appointed bathroom and modern comprehensively fitted, open-plan kitchen. The accommodation is ideal for those seeking to upsize or downsize because it comprises 805 sq. ft. living space featuring two bedrooms (one of which has been adapted for use as a study) and spacious reception room, of which, alongside the main bedroom has a light and sunny southerly facing orientation. The property has electric under-floor heating and comes complete with delightfully kept communal grounds.

LOCATION:

Apollo House is peacefully located on Broadlands Road, one of Highgate's finest locations within the Highgate Conservation Area. It is ideally located for easy access to a variety of local amenities including the shops and places to dine in Highgate Village as well as the grounds of Hampstead Heath and Kenwood House, each within half a mile. Bus services into the City and West End are close at hand as well as Tube stations at Highgate or Archway (both Northern Line).

MATERIAL INFORMATION:

TENURE, SERVICE CHARGE, RESERVE FUND & MANAGING AGENT

The lease is awaiting completion of an extension and will be 150 years from 10th June 2022 with a SHARE IN FREEHOLD. The service charge is £2,835.40 per annum with an additional £1,200.00 per annum paid into the Reserve Fund. The service charge pays for a variety of items including building insurance, gardening, cleaning and lighting of the communal areas, fire-safety, lift maintenance and managing agent fees.

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

PARKING:

The property comes complete with a single lock-up garage (no. 11). On-Street parking is available although it is via permit (Broadland Road is a CPZ with operational hours from 10am -12pm weekdays only).

HEATING: Electric Under-floor heating.

CONSTRUCTION TYPE: Brick and asphalt.

UTILITIES:

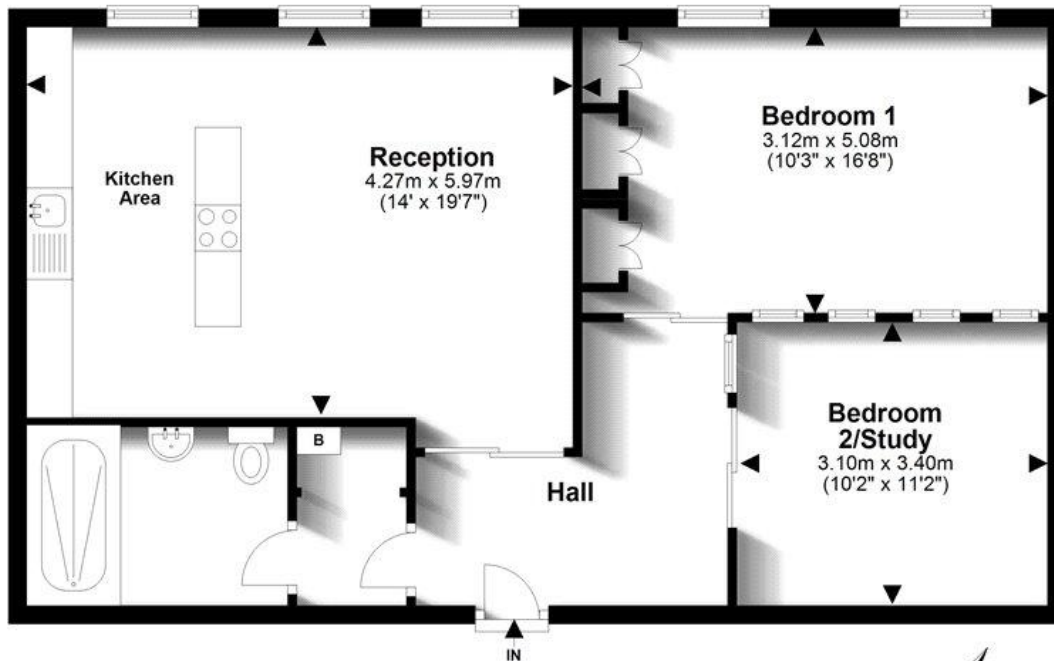
Apollo House has mains-connected gas, electricity, water and drainage. Broadband service providers include Virgin and Openreach and an Ultrafast Broadband Service is available and there is a high-confidence level of a 5G mobile service according to Ofcom. Our client informs us that energy consumption costs are very low at around £30.00 per month.

LEASE RESTRICTIONS & COVENANTS: Apollo House leases contain a Restrictive Clause preventing the ability to sub-let, therefore each flat can only ever be owner/occupied. The lease prevents the keeping of dogs, cats or any other animals. To keep the floors covered with carpet and underlay, other than the kitchen, bathroom and garage.





Garage 11



Apollo House, Broadlands Road N6

Approx. Gross internal Area 74.8 sqm / 805 sq. ft

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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