



MAYBURY MEWS N6
£1,300,000 FREEHOLD

A FOUR BEDROOM TERRACED TOWNHOUSE,
FORMING PART OF A SMALL DEVELOPMENT
BUILT IN THE LATE 1980's.

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DESCRIPTION:

The property comprises 1623 sq. ft. accommodation, classically arranged over three levels with the main living space on the first floor. The property features a bathroom on each upper level including one en-suite and a cloakroom/WC on the ground floor. The south/west facing rear garden is accessible via the kitchen/dining room and there is an integral garage. Although currently under repair, residents will once again enjoy use of an exclusive swimming pool (located within the development apartment block) on completion of works.

Maybury Mews is conveniently positioned for easy access to the shops of Crouch End, historic Highgate Village as well as Tube Stations at Highgate or Archway. The Parkland Walk, London's longest linear Local Nature Reserve is within just a minutes' walk

MATERIAL INFORMATION:

Tenure: Freehold with a leasehold interest in the common parts (125 years from 1988).

Service Charges: 3.88 % of service charge costs. Estimated service charge to year end 31st December 2024: £2,437.00. This pays for a variety of items including gardening, building insurance, management fees, swimming pool repairs.

Council Tax: Haringey Council BAND G (£3,512.22 for 2024/25).

Parking: Integral Garage and parking for one further car.

Utilities: Mains connected electricity, gas, 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: Gas central heating

Swimming Pool: Currently out of use for repairs.




Maybury Mews, N6 5YT

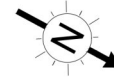
Approx Gross Internal Area = 150.8 sq m / 1623 sq ft

Restricted head height = 1.6 sq m / 17 sq ft

Garden = 49.8 sq m / 536 sq ft

Total = 202.2 sq m / 2176 sq ft

 = Reduced headroom below 1.5m / 5'0

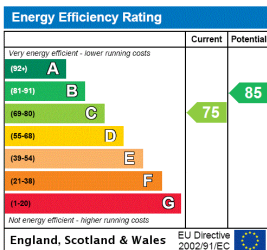


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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