



GREAT NORTH ROAD, N6
£675,000 LEASEHOLD

A RECENTLY CONVERTED TWO BEDROOM SECOND FLOOR APARTMENT WITH A COMMUNAL GARDEN AND OFF-STREET PARKING SPACE.

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

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DESCRIPTION:

This top floor flat is one of a set of four new properties converted from this handsome period building. The finish to this flat is of a very high standard and comes complete with a high-specification fitted kitchen and bathroom. The floor space includes over 750 sq. ft. accommodation featuring a large reception room, kitchen/diner and double-sized bedrooms. The property has the benefit of an allocated off-street parking space and use of a communal rear garden.

The property is located on Great North Road, close to Woodside Avenue, and is conveniently positioned for easy access to either Highgate or East Finchley Tube Stations. There is a selection of local shops at nearby Aylmer Parade and a further choice of shopping options and places to eat at East Finchley or Highgate.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1st January 2019.

Service Charges: 25 % of building outgoings.

Council Tax: Haringey Council BAND D (£2,107.32 for 2024/25).

Parking: Allocated off-street parking space.

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 slate

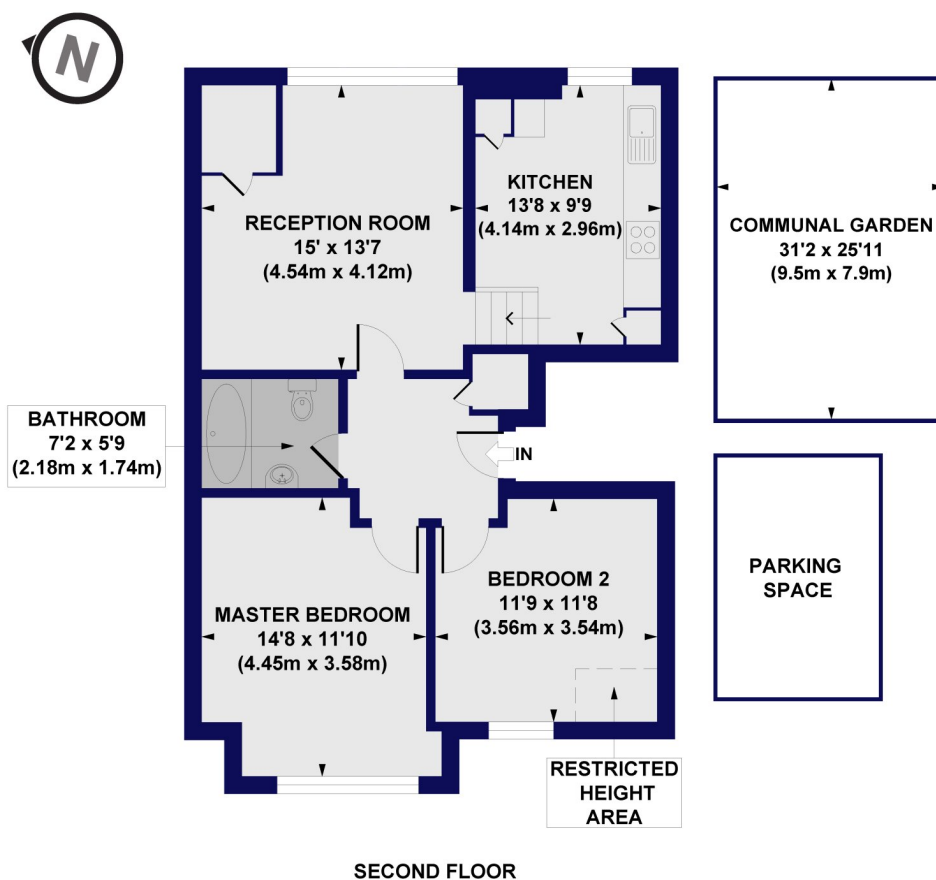
Heating: Gas central heating.

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 to a limited company without Freeholder consent (not unreasonably withheld). Not to keep any animal or bird in the Flat without the written permission of the Freeholder.



Great North Road, N6

Approx. Gross Internal Floor Area 766 sq. ft / 71.13 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 754 sq. ft / 70.02 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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