



# Talbot Road, Highgate, N6

Asking Price: £389,950.00

Benham  
& Reeves



# Talbot Road, Highgate, N6

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Share of Freehold

A wonderful opportunity to purchase a stylish split level one bedroom apartment located close to the heart of Highgate Village. This well-proportioned property features a southerly aspect reception room, double bedroom both with a south facing aspect.

The property is ideally placed for easy access to the eclectic selection of independent shops, restaurants and bars Highgate High Street has to offer. Highgate underground station (Northern Line) and a number of excellent local schools are all within easy reach, as are a wide selection of outdoor spaces including Hampstead Heath, Waterlow Park, Queens Wood and Highgate Wood.



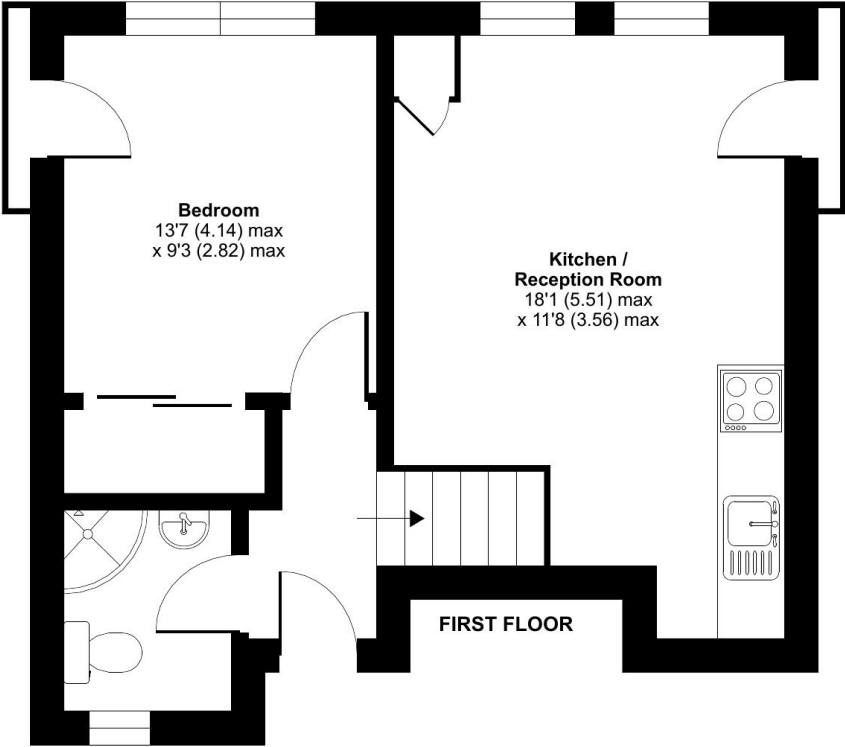


## Property Features:

- Double Bedroom
- Shower Room
- Entrance Hall
- Reception Room
- Open Plan Kitchen

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Approximate Area = 379 sq ft / 35.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£389,950
Tenure:	Share of Freehold Lease Expires 01/01/2107 Approximately 81 Years Remaining
Ground Rent:	Nil
Service Charge:	£900.00 approx. (per annum) For the year 2024 2024

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240008

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