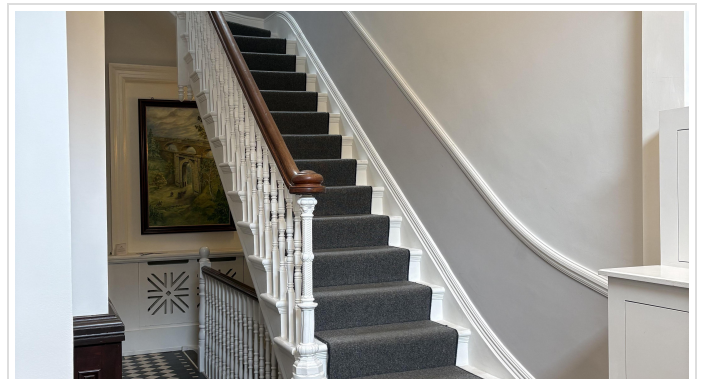


3 Bed Flat In 349 Archway Road Flat 4, London, N6 5AA

£950,000





SHORT DESCRIPTION

Property Ref: 16600 Located on the second floor of a landmark building is this newly refurbished three bedroom apartment. Finished to a superlative standard, the accommodation offered by this 1,054sqft flat is comprised of a large open plan living-dining-kitchen area, spacious entry, three bedrooms (one ensuite) and one main bathroom. The smaller third bedroom opens onto a secluded roof terrace looking towards the gardens at the rear of the property. The kitchen is modern and well appointed, with double ovens and downdraft hob. The large fridge-freezer, washer-dryer, dishwasher and bins are all integrated, providing the clean and elegant look that this period property deserves. The main flooring is engineered oak, with the bedrooms being fully carpeted. This elegant apartment is extremely well located for access to Highgate Tube station (Northern Line) and for a variety of local amenities, including the expansive grounds of both Highgate and Queens Woods. The centre of Highgate Village is less than a 10 minute walk. A share of the freehold is negotiable. Property Type: Flat Full selling price: £950000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: D EPC rating: B Measurement:1144 sq.ft. Outside Space: Roof Garden Parking: Permit Heating Type: Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

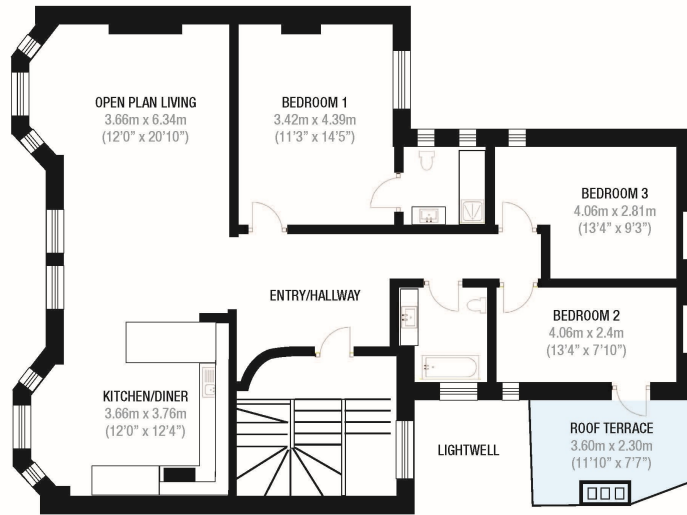
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approximate Gross Internal Area: 98m² / 1,054 ft²
 Terrace: 8.25m² / 89 ft²
 Total: 106.25m² / 1,144 ft²

Measurements and area are approximate and the floorplan has been done for illustrative purposes only.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|------------------|-------------------|
| Property type | Mid-floor flat |
| Total floor area | 102 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

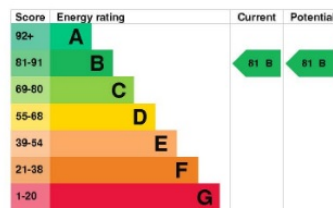
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60



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