



CAUSTON ROAD, HIGHGATE, LONDON N6  
£750,000 SHARE OF FREEHOLD

**A SUPERB, CHAIN-FREE FIRST FLOOR  
CONVERTED FLAT WITH TWO GENUINE  
DOUBLE-SIZED BEDROOMS.**

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## DESCRIPTION:

The property is presented for sale in excellent decorative condition and comprises 747 sq. ft. accommodation over the first floor of a period former house. There is plenty of natural light throughout and the flat comes complete with a modern fitted kitchen and bathroom suite.

Causton Road is ideally located for easy access to several useful local amenities including a variety of shops, Highgate Tube Station and bus services into the City and West End. The open spaces of The Parkland Walk, Highgate Wood, Waterlow Park and Hampstead Heath are all within easy reach.

## MATERIAL INFORMATION:

**Tenure:** 161 year lease from 20th July 2010 with **SHARE OF FREEHOLD**.

**Service Charges:** Circa £600.00 per annum (33.3%). Self-managed building by the three flat-owners.

**Council Tax:** Haringey Council BAND E (£2,575.63 for 2024/25).

**Parking:** Residents parking by permit.

**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.

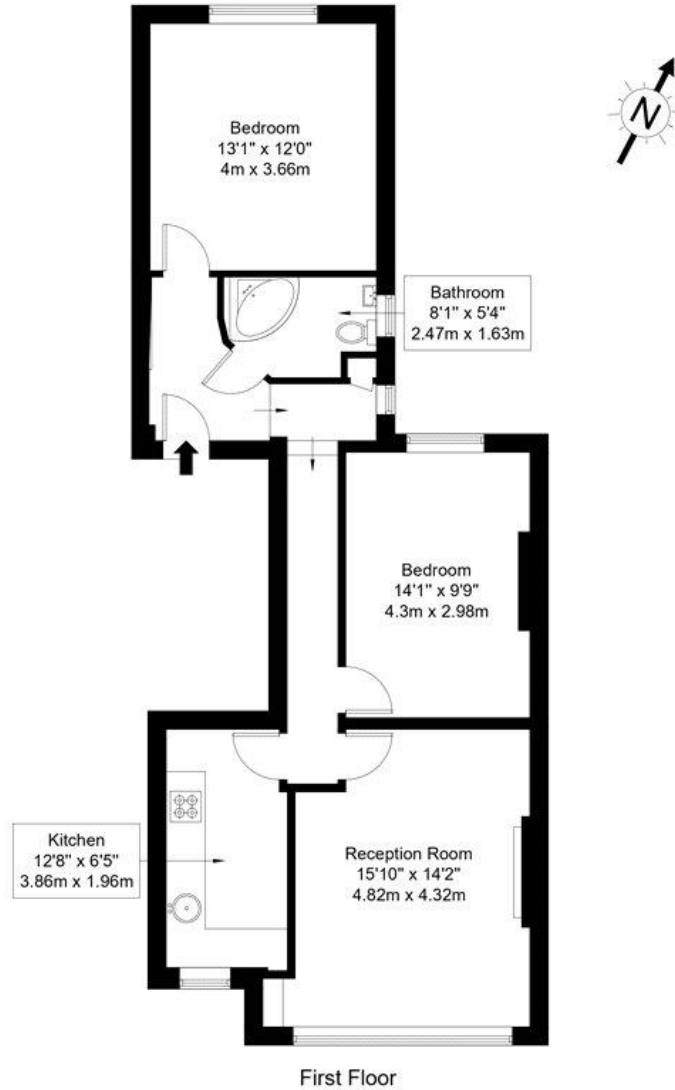
**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential property.





# Causton Road, N6 5ES

Approx Gross Internal Area = 69.4 sq m / 747 sq ft



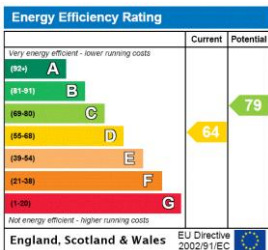
First Floor

Ref :

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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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