



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate N6  
Price £340,000 - Leasehold



A spacious flat, on the mezzanine level, in a block of 17 independent flats. The accommodation comprises a large reception room with French doors to the patio, a fitted kitchen with Bosch appliances, an Armitage Shanks bathroom and a double bedroom which includes fitted wardrobes. There is a separate storage room below the flat and a car park. Outside steps lead from this to the patio entrance. There is also a beautiful back garden and a residents' lounge. A daily house manager, cleaning and maintenance staff are available to assist residents on site, as well as 24 hour alarm systems which offer security. The flat is well located for the village, shops, Waterlow park, and transport.

Council Tax: London Borough Of Camden - Band F

Approx. Floor Area: 603 sqft (56.02 sqm)

Remaining Lease Term: 970 years

Annual Service Charge: £5,760 - Payable Monthly

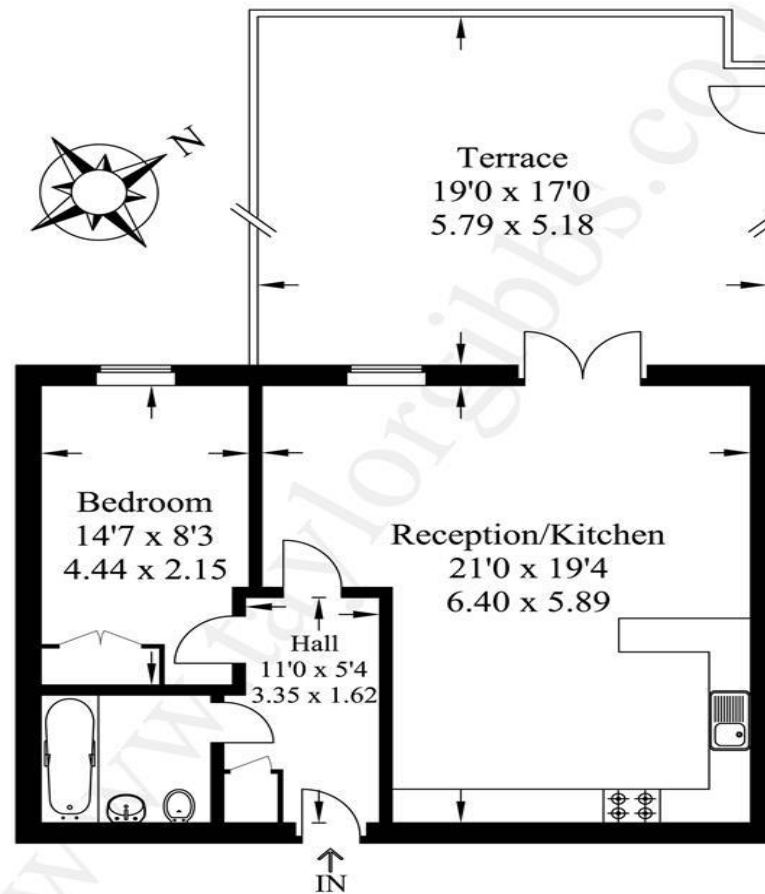
Annual Ground Rent: £90 – Payable Yearly





# Fitzwarren House N6

Approximate Gross Internal Area  
603 sq ft / 56 sq m



LOWER GROUND FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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