



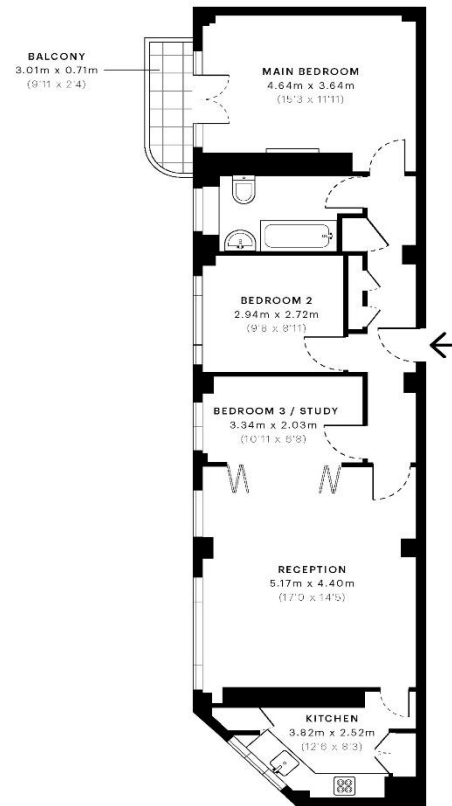
TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £565,000 - Leasehold

A three bedroom apartment with a south west facing balcony situated on the fourth floor, with lift access, of a 1930's 'Art Deco' purpose built building within close walking distance of Highgate Village. Flooded in natural light, the accommodation comprises of a spacious reception room, separate kitchen, three bedrooms, the master benefiting from French doors on to the balcony and a bathroom. Further benefits include original fireplaces in the reception room and master bedroom and folding doors separating the reception room to the third bedroom so it could be used as a second reception room or home office. The property also benefits from an on-site porter, secure off street parking and use of a well maintained communal garden. The apartment is conveniently located within walking distance to both Highgate and Archway Underground Stations.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 850 sqft (78.97 sqm)
Remaining Lease Term: 169 years
Annual Service Charge: £3,380 - Payable Yearly
Annual Ground Rent: £0





— Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Spec Verified floor plans are produced in accordance with the National Institute of Certified Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

PLAN 2D RESIDENTIAL: 30.74 sqm / 332.01 sqft
PLAN 2D RESIDENTIAL: 76.30 sqm / 827.01 sqft

SPEC ID: 56315c214e0d44d0e37b94297



