



TAYLOR GIBBS

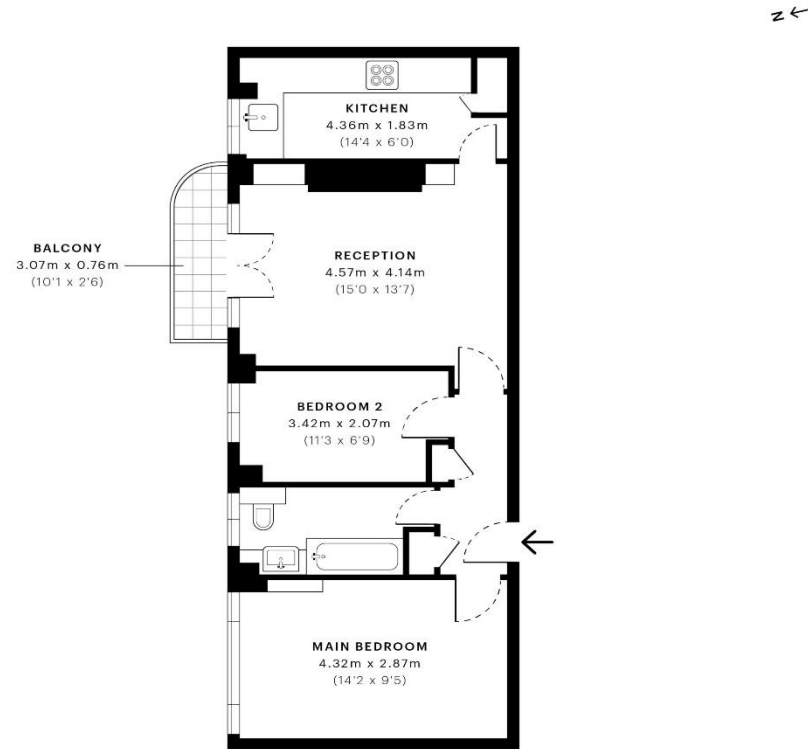
Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate N6
Price £435,000 - Leasehold

A two bedroom first floor purpose built apartment with a west facing balcony with far reaching views, forming part of a late 1920's 'Art Deco' block and within close walking distance of both Highgate and Archway Underground Stations. Overlooking the communal garden, the accommodation comprises, a spacious reception room, separate modern kitchen, two bedrooms and a bathroom. Further benefits include an on-site porter, use of well maintained communal gardens, secure bike storage areas and extensive off-street gated parking to the rear of the building. The property is conveniently located within walking distance of the multiple amenities in both Highgate Village and Crouch End Broadway.

Council Tax: London Borough of Haringey - Band C
Approx. Floor Area: 579 sqft (53.79 sqm)
Remaining Lease Term: 169 years
Annual Service Charge: £2,562 - Payable Yearly
Annual Ground Rent: £0





— First Floor

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

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.81 sqm / 579.21 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.40 sqm / 542.50 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.26 sqm / 24.33 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.65 sqm / 620.54 sqft
IPMS 3C RESIDENTIAL 54.39 sqm / 585.45 sqft

spec id: 626684c57f055a0dc9d986c5



