



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane Gardens, Highgate, N6
Price £524,200 - Share of Freehold

An extremely spacious, split level two bedroom apartment occupying the first floor of an Edwardian period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room with a large bay window, a separate recently fitted kitchen, two double bedrooms, both with fitted wardrobes, and a large bathroom with windows. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

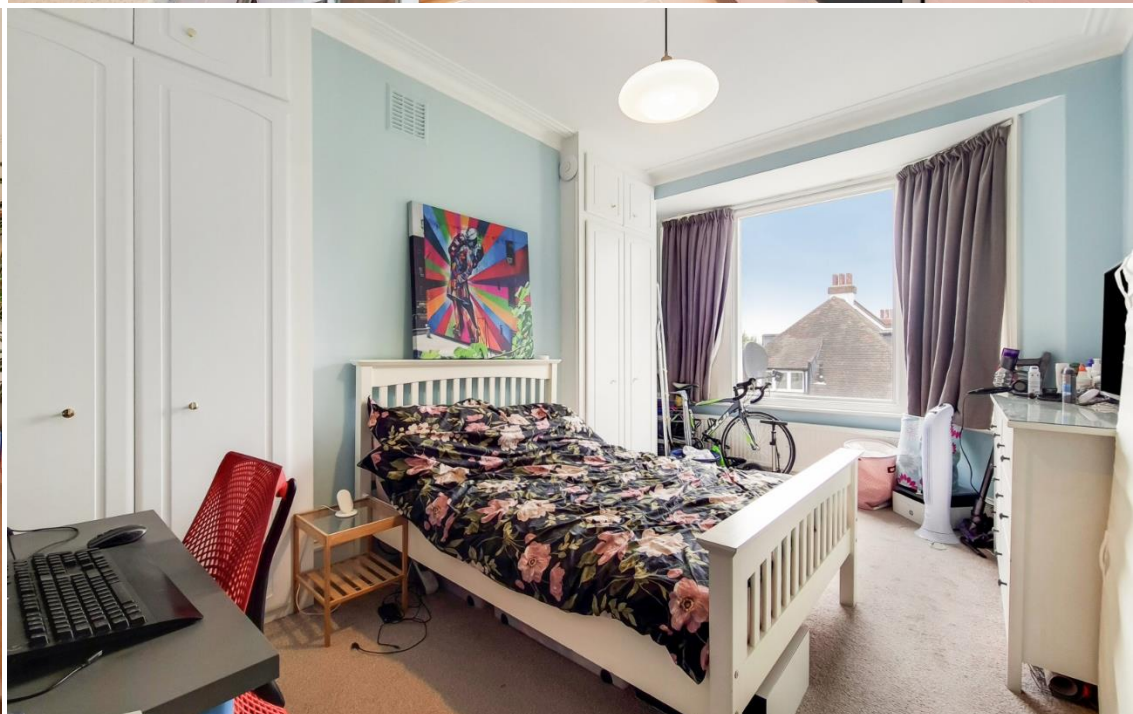
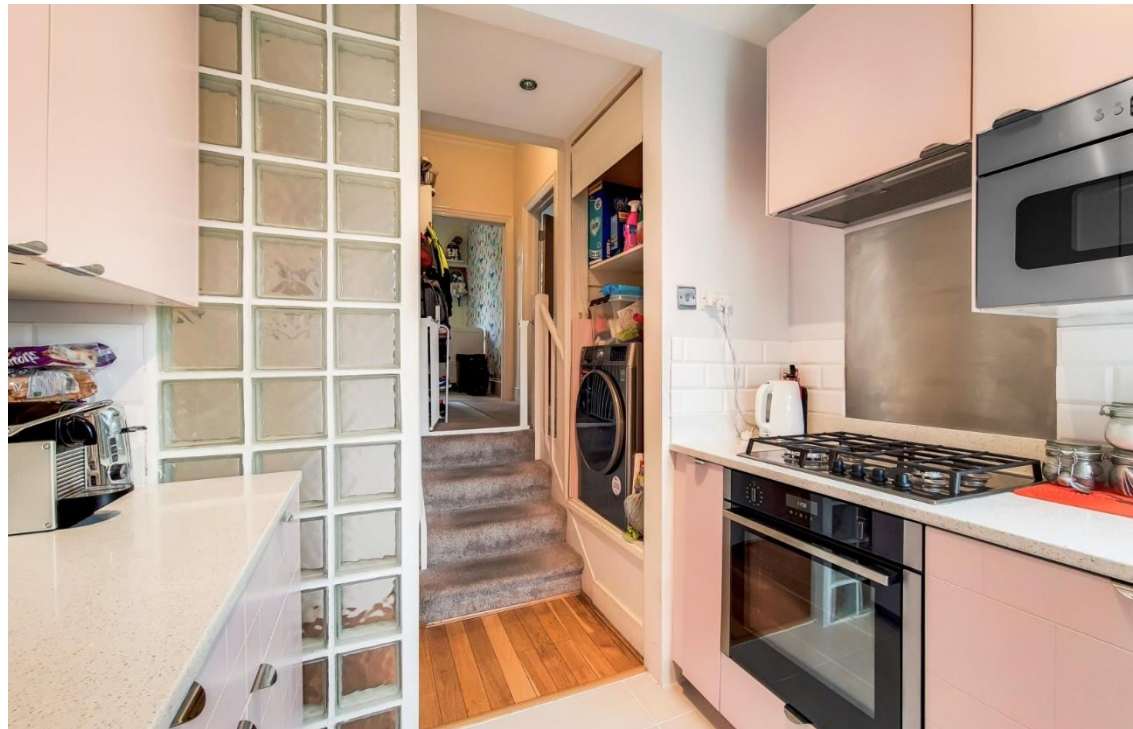
Council Tax: London Borough of Haringey - Band D

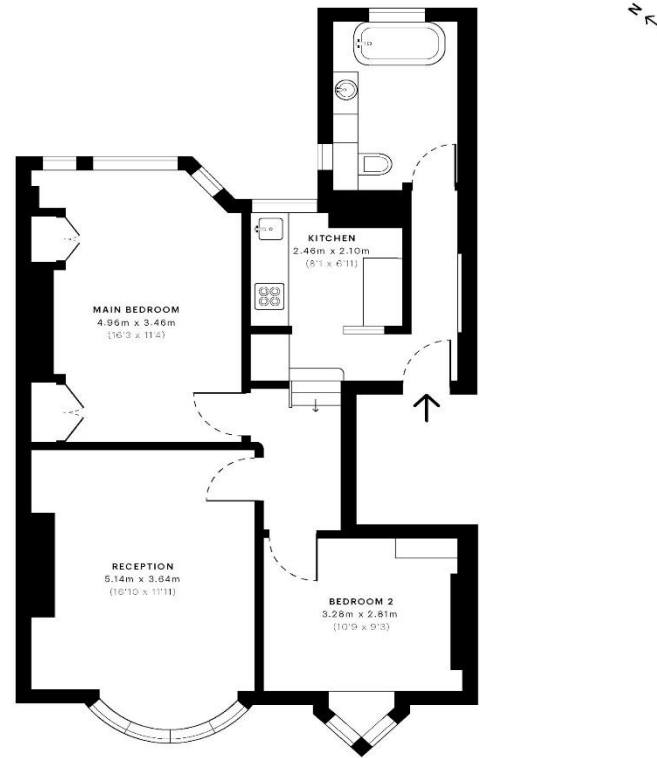
Approx. Floor Area: 717 sqft (66.61 sqm)

Remaining Lease Term: 985 years

Annual Service Charge: Ad Hoc

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		63	78
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
66.62 sqm / 717.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
61.06 sqm / 657.24 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 66.15 sqm / 712.03 sqft
IPMS 3C RESIDENTIAL 62.57 sqm / 673.50 sqft

spec id: 630f77d8580afd0dc868682d



