



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £350,000 - Leasehold

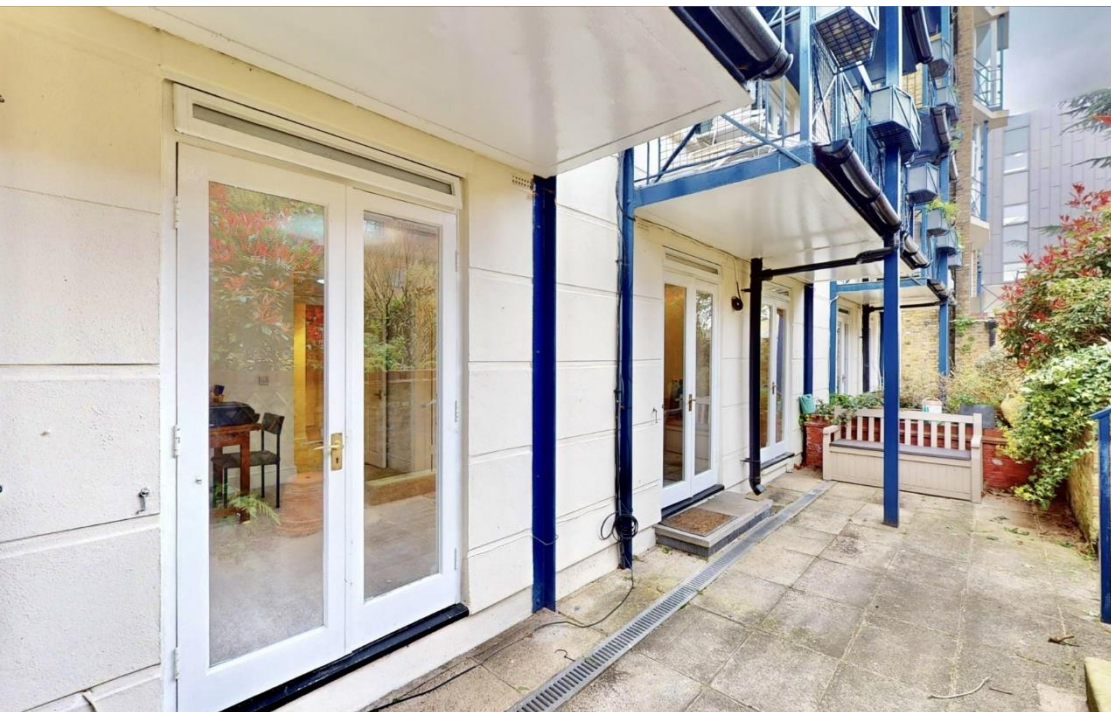
A spacious two bedroom apartment with a south facing patio garden on the ground floor of this sought after retirement block, originally a Georgian house that was converted into flats in 1991. The accommodation comprises a reception room open plan to a kitchen, two bedrooms, a bathroom and an en-suite shower room to the primary bedroom. Externally, both the living room and bedrooms have French doors opening directly onto the patio garden which provides direct access to the communal garden that includes a large fish pond, with fountain. There is also off street parking, on a first come first served basis. Further benefits include a daily House Manager, 24 hour emergency assistance, a lift and the option of cleaning services for apartments. There is a residents' communal lounge area and conservatory and storage facilities. The service charges include maintenance costs and buildings insurance and this is reflected in the competitive asking price. The property is located within close walking distance to Highgate Village and only moments away from Waterlow Park. Residents are required to be aged 60 and over.

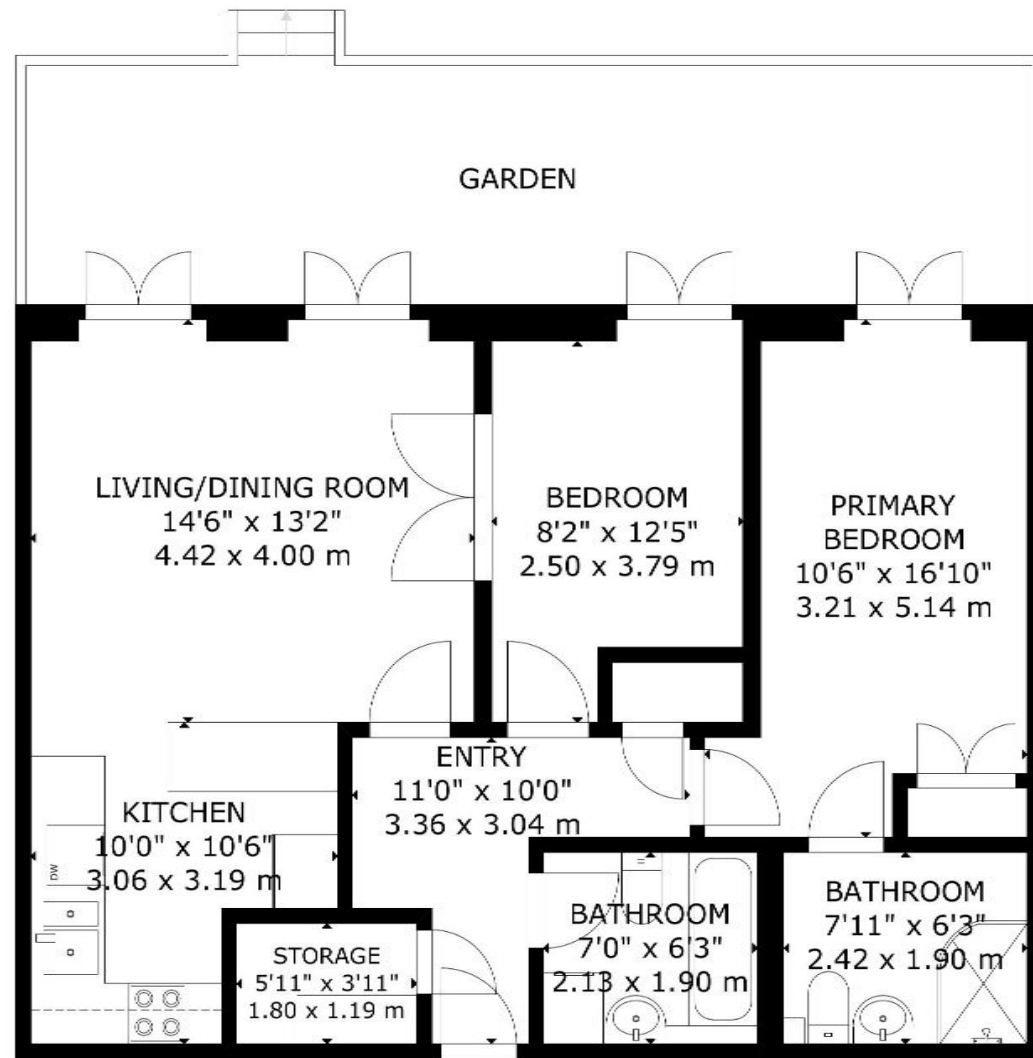
Material Information:

The property is held on a 999 year lease from the 1st July 1990. The annual ground rent is £95 with the next review period in 2033 and the annual service charge is £6,528, payable £544 per calendar month. The building is managed by Housing 21 and the freeholder is Bupa.

The property has independent electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. Off street parking is available with the property on a first come first served basis. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band F
Approx. Floor Area: 769 sqft (71.44 sqm)
Remaining Lease Term: 965 years
Annual Service Charge: £6,528.00
Annual Ground Rent: £95





GROSS INTERNAL AREA

TOTAL: 71 m²/769 sq.ft

GROUND FLOOR: 71 m²/769 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(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	

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