



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £675,000 - Leasehold

An extremely spacious two bedroom apartment, with lift access, on the second floor of a very well maintained purpose-built development with a south facing balcony and private garage situated within close walking distance to Crouch End Broadway. Flooded in natural light and benefiting from double glazed windows throughout, the accommodation comprises a large 19 ft 4" south facing reception room with direct access to the balcony, separate modern kitchen, two bedrooms and a bathroom. There are also two large storage cupboards in the entrance hallway. Externally the property has access to a large well maintained communal garden, bike storage, a single garage and visitor parking to the front of the building. The property is conveniently located within walking distance to both Highgate and Archway Underground Stations along with the various amenities in both Highgate Village and Crouch End.

Material Information:

The property is held on a 215 year lease from the 24th June 1974. The annual ground rent is peppercorn and the annual service charge is £3,300. This includes the property's contribution towards the buildings insurance, sinking fund payments, cleaning and gardening costs, and the managing agent's fees.

The property has gas heating and broadband is available. Fibre broadband is due to be installed shortly. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available.

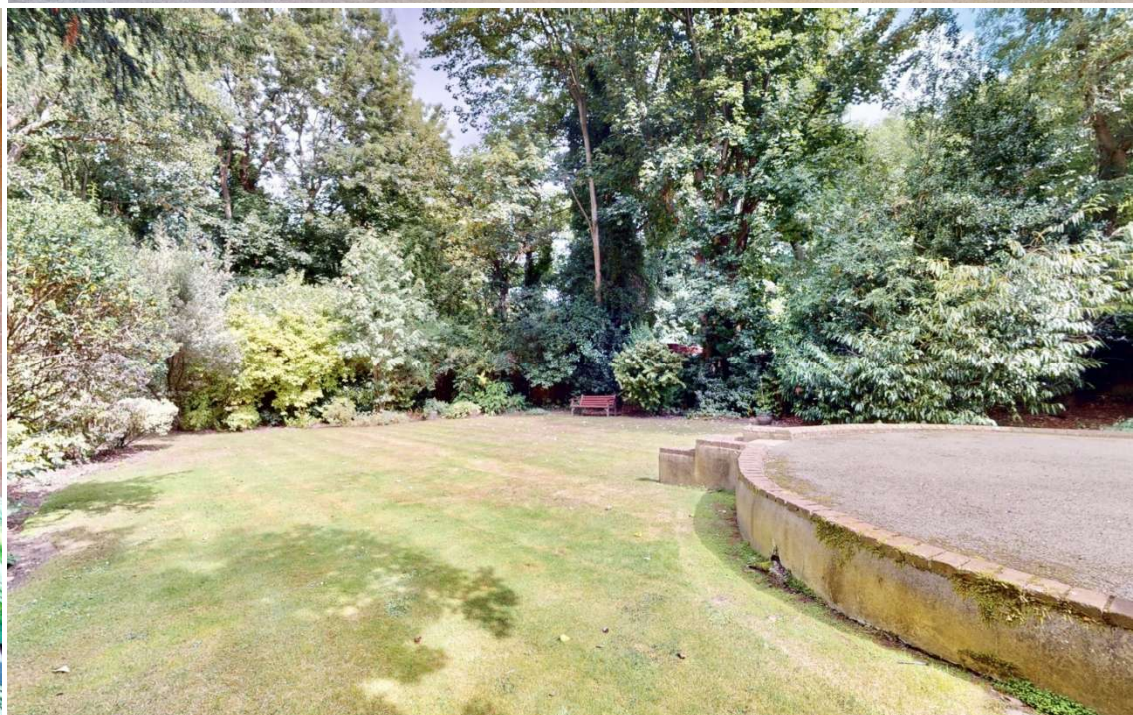
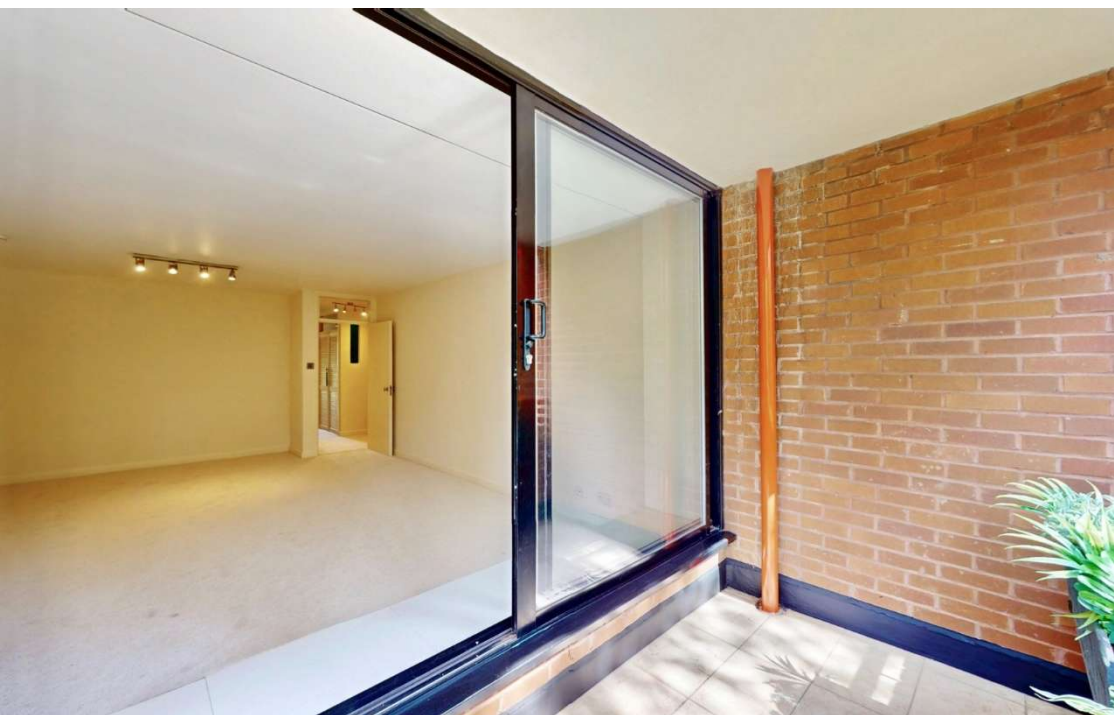
Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 798 sqft (74.14 sqm)

Remaining Lease Term: 164 years

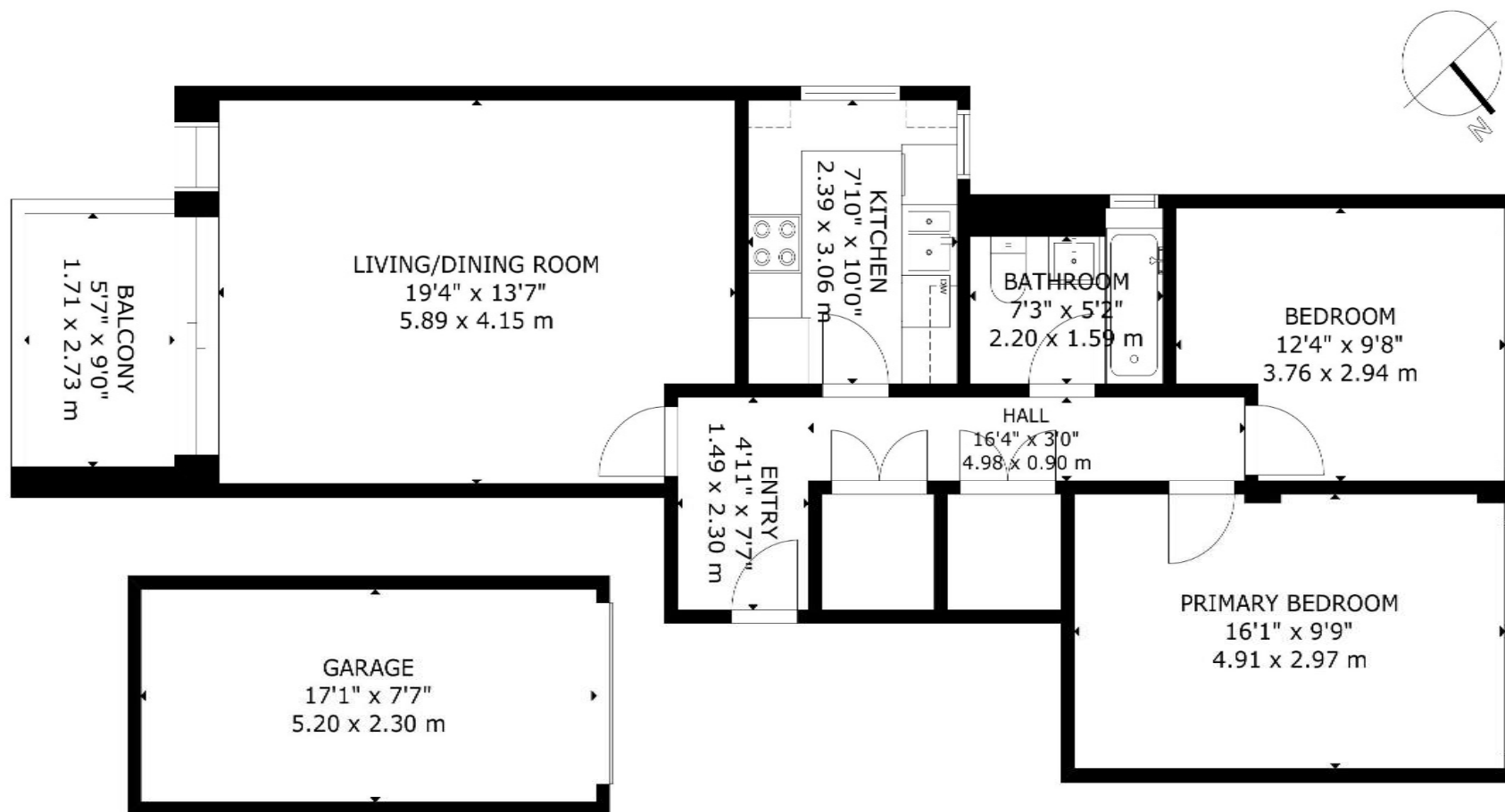
Annual Service Charge: £3,300

Annual Ground Rent: Peppercorn



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GROSS INTERNAL AREA
TOTAL: 74 m²/798 sq ft
2ND FLOOR: 74 m²/798 sq ft
EXCLUDED AREAS: BALCONY: 5 m²/50 sq ft, GARAGE: 12 m²/129 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			
(55-68) D		73	78
(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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