



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Hornsey Lane, Highgate, N6**  
**Price £299,999 - Share of Freehold**



A first floor studio apartment forming part of a grand period conversion benefiting from off street parking on a first come first served basis, and use of a large well maintained communal garden situated within walking distance to Highgate Village. The accommodation comprises a large studio room overlooking the communal garden, separate kitchen and bathroom. There is also access to a large loft space which could be provide additional accommodation, subject to the necessary consents. The property is within walking distance to both Highgate and Archway Underground Stations as well as the open space of Waterlow Park.

#### Material Information:

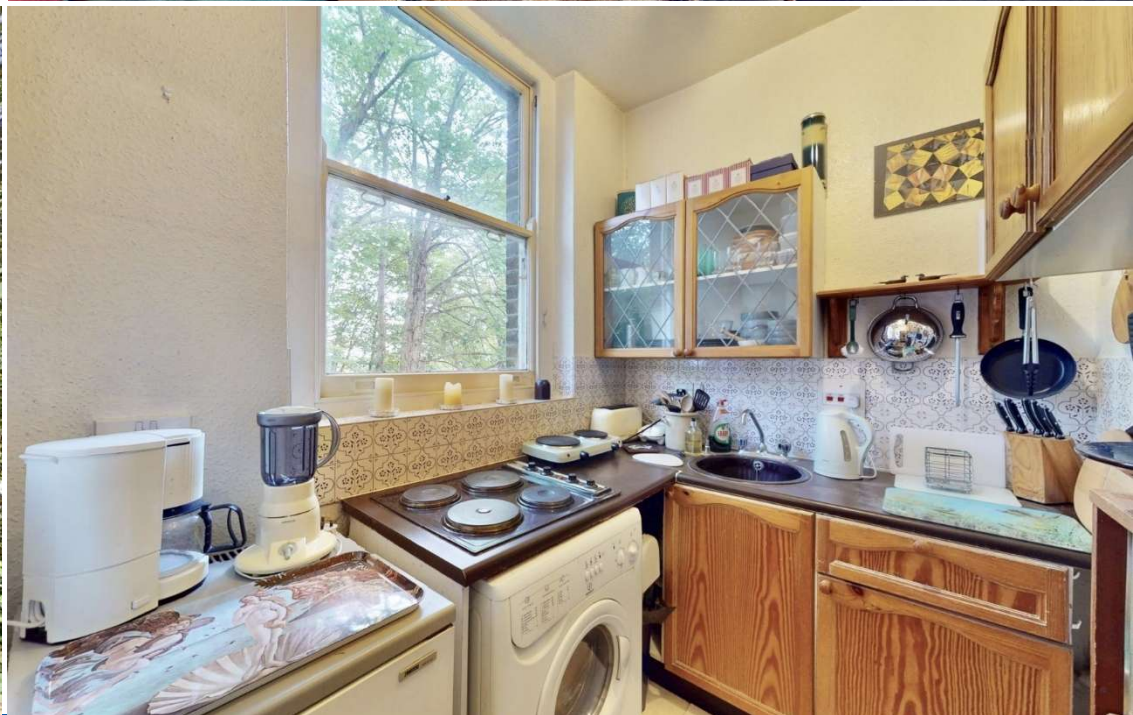
The property is held on a 999 year lease from the 1st January 2012. The service charge is £792 per annum, payable £66 per calendar month, and the building is self managed by the flat owners under the name Blaircrest Limited. This includes the property's contribution towards the buildings insurance, cleaning, gardening and management fees. The sinking fund is currently £15,700 which is being earmarked for the driveway to be renovated. The property has electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. There is one off street parking space available on a first come first served basis and CPZ street parking is also available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 319 sqft (29.64 sqm)

Remaining Lease Term: 986 years

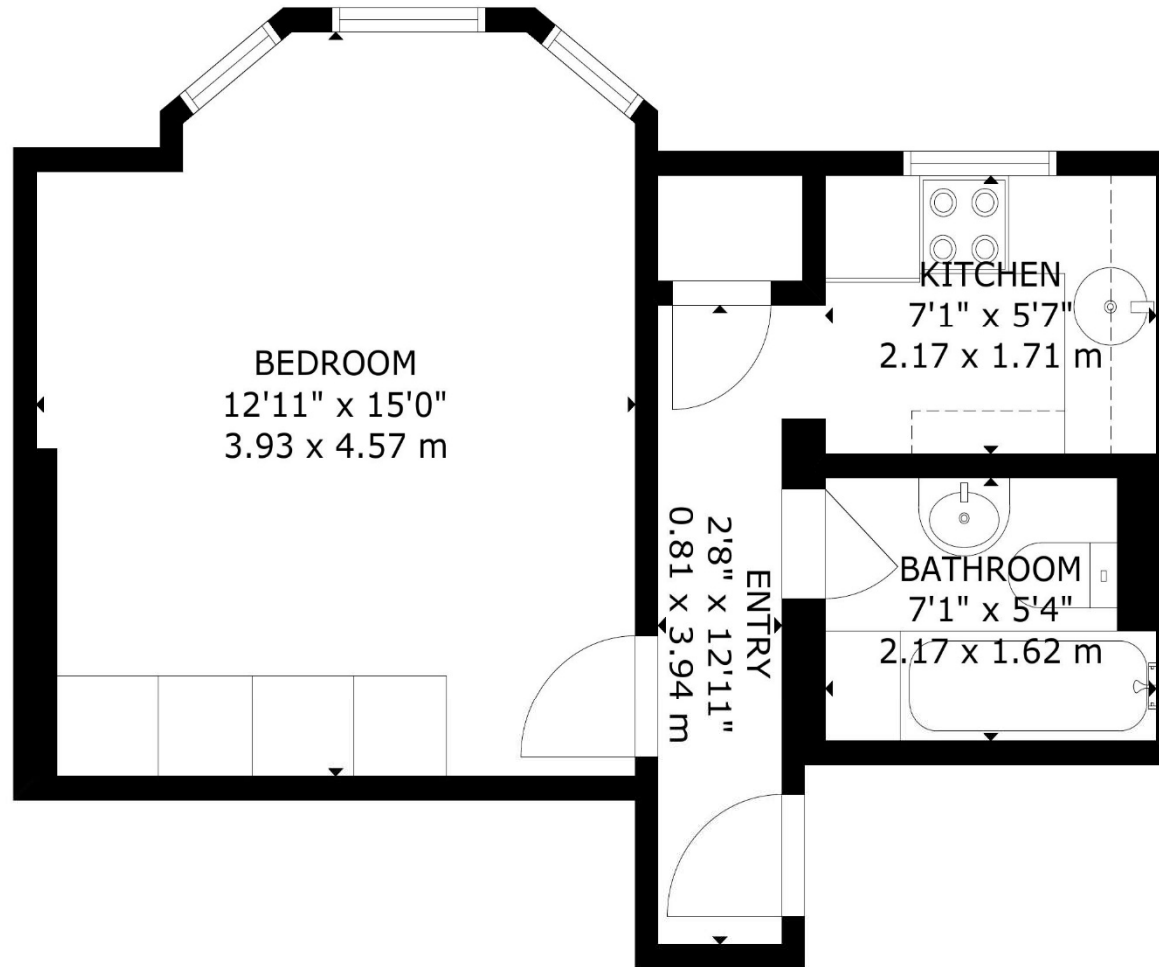
Annual Service Charge: £792



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GROSS INTERNAL AREA  
TOTAL: 30 m<sup>2</sup>/319 sq ft  
FIRST FLOOR: 30 m<sup>2</sup>/319 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			41
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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