



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £640,000 - Share of Freehold

A two bedroom period conversion with a private patio garden, and access to a large communal garden situated within close walking distance to Crouch End Broadway. Accessed from a private entrance, the accommodation comprises a large reception room, providing access to the patio, separate kitchen, two bedrooms, bathroom, separate WC and a utility room. There is also off street parking on a first come first served basis. The property is conveniently located within walking distance of Highgate Village and within easy reach of Archway Underground Station.

Material Information:

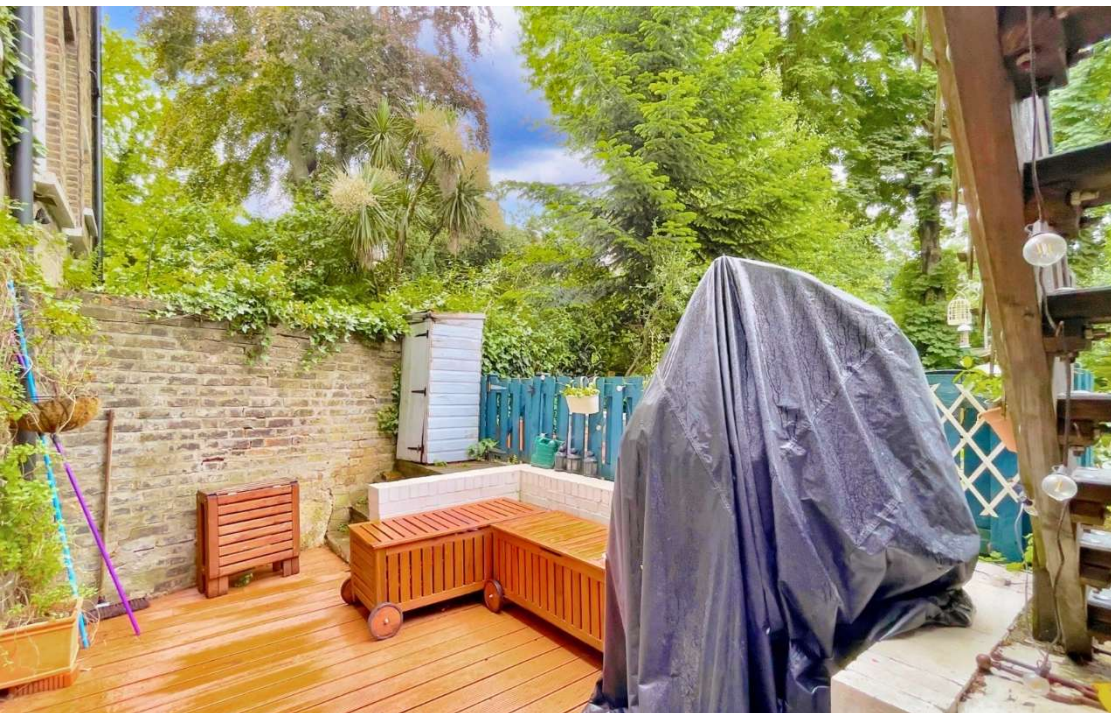
The property is held on a 999 year lease with 979 years remaining. The annual service charge is £1,200 per annum, payable £100 per calendar month. This includes the property's contribution towards the buildings insurance. The building is self managed by the owners of the flats. The property has gas central heating and fibre broadband, and is serviced by electricity, mains water and sewerage and good mobile phone coverage.

Council Tax: London Borough of Islington - Band E

Approx. Floor Area: 854 sqft (79.34 sqm)

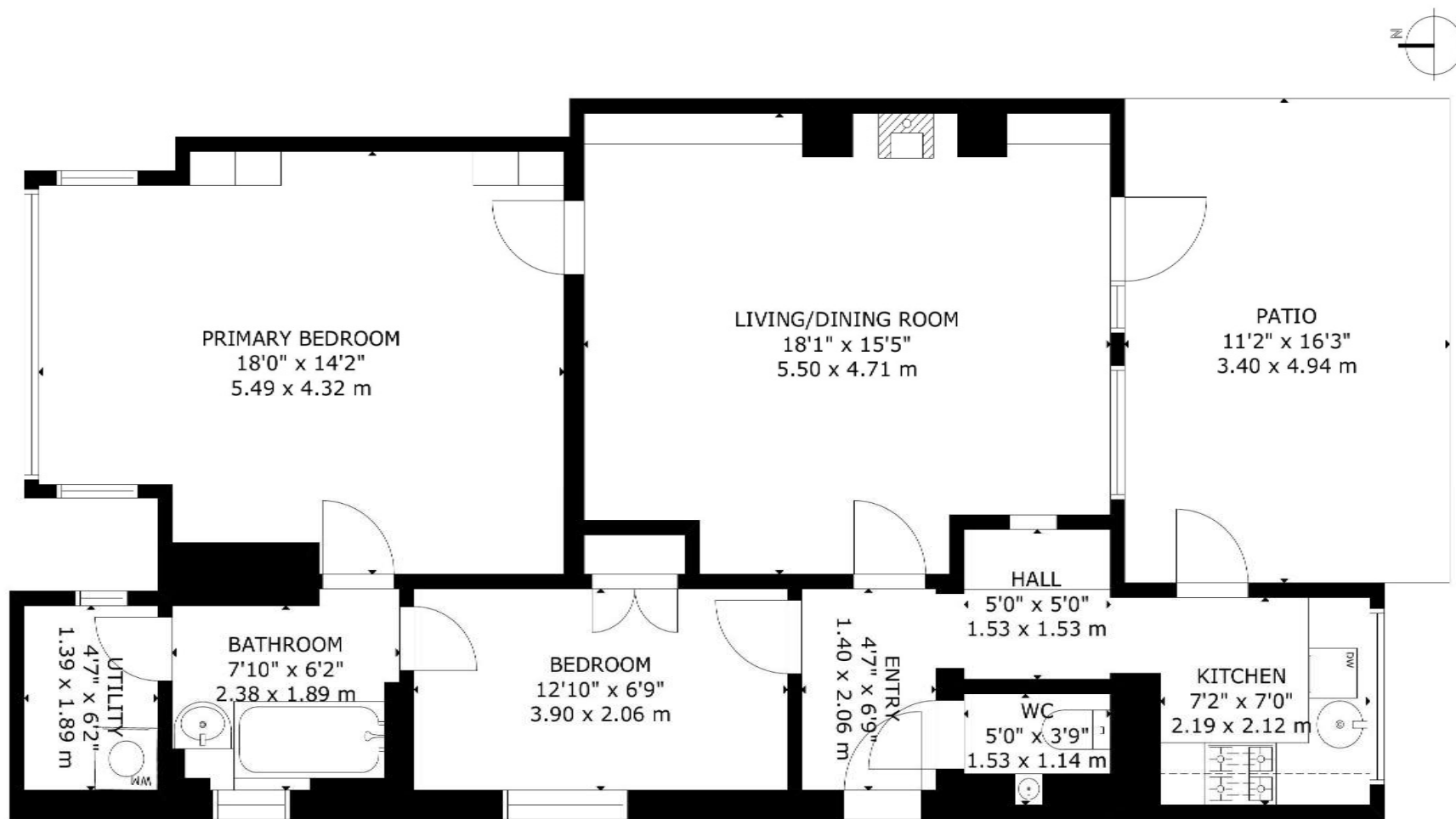
Remaining Lease Term: 979 years

Annual Service Charge: £1,200



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GROSS INTERNAL AREA
TOTAL: 79 m²/854 sq.ft
GROUND FLOOR: 79 m²/854 sq.ft
EXCLUDED AREAS: PATIO: 17 m²/181 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			75
(55-68) D		61	
(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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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

