



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £250,000 - Leasehold

A studio apartment requiring complete modernisation occupying a peaceful, rear position on the tenth floor of this landmark 1960s built apartment block. Boasting far reaching views towards Alexandra Palace and benefiting from lift access, the studio apartment has a separate kitchen and bathroom. The flat also has a storage space in the building's basement and there is a bicycle storage facility. Externally the property has a large communal garden and there is off street parking available on a first come first served basis. The configuration of the property can easily be changed to make the property into a one bedroom flat, subject to any necessary consents. The property is conveniently located within walking distance to both Highgate Village and Crouch End Broadway and within easy reach of Archway Underground Station.

Material Information:

The property is held on a 154 year lease from the 1st June 1997. The service charge is approximately £1,750 per annum, which contributes towards the cleaning/rubbish, gardening/tree works, management, electricity, building insurance, lift contract, repairs/renewals, accountant and transfer to reserve fund. The building is managed by PS Estates. The property currently has no heating and fibre broadband is available in the building. The building is serviced by electricity and mains water and sewerage. There is off street parking available on a first come first served basis. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

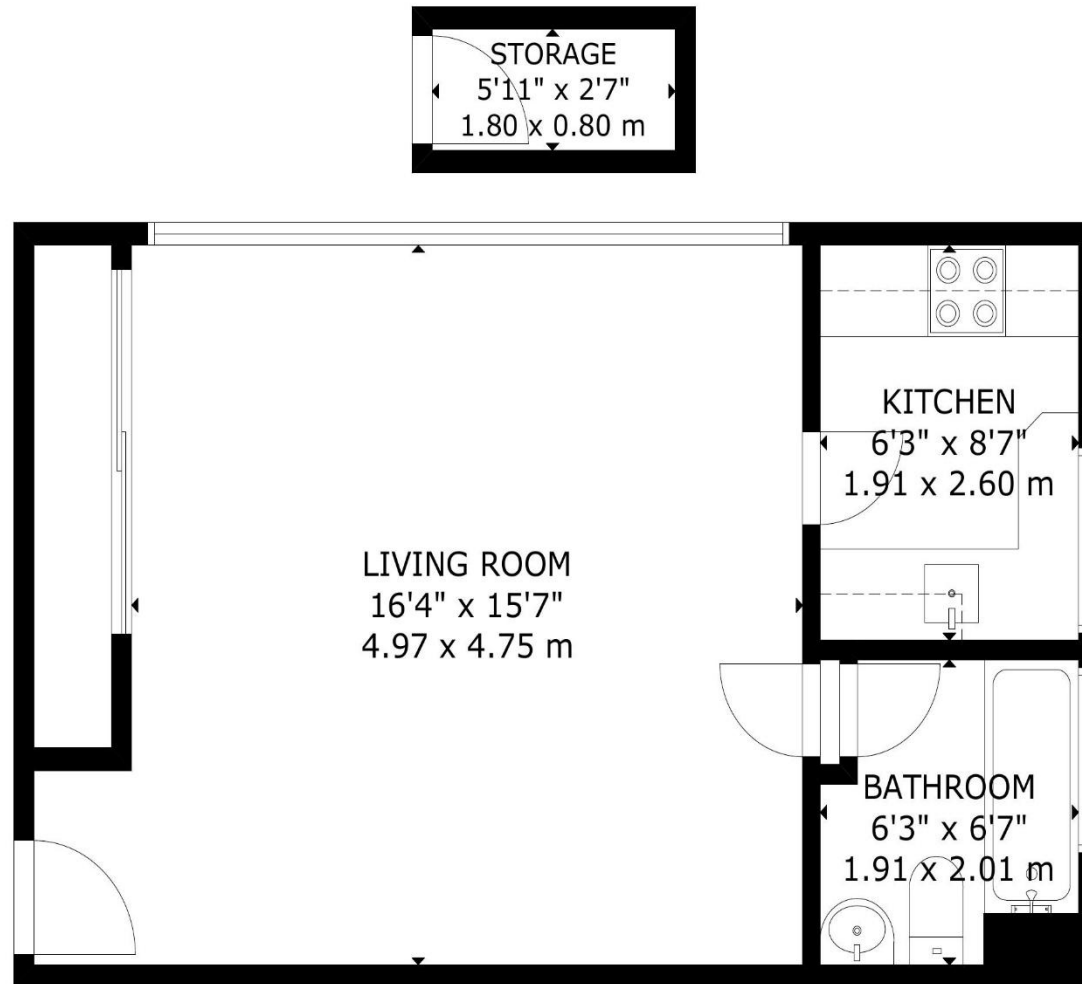
Approx. Floor Area: 395 sqft (36.7 sqm)

Remaining Lease Term: 126 years

Annual Service Charge: £1,750

Annual Ground Rent: Peppercorn





GROSS INTERNAL AREA
TOTAL: 37 m²/395 sq ft
GROUND FLOOR: 37 m²/395 sq ft
EXCLUDED AREA: STORAGE: 1 m²/16 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		62	75
(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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