



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hornsey Lane, Highgate, N6**  
**Price £475,000 - Share of Freehold**

A bright top floor flat with a balcony in this sought after mansion block only moments away from Highgate High Street. The accommodation, with a split-level hallway, incorporates a double bedroom with sash window, reception room with wood floors and 'French' doors to the balcony, fitted kitchen with exposed brick work, and a full bathroom suite including a wall mounted shower with folding screen. The apartment also benefits from a good amount of storage space including a small loft area and a utility cupboard off the balcony. Linden Mansions is ideally positioned for the amenities of Highgate Village, the transport links of both Highgate and Archway, and the outdoor spaces of Waterlow Park.

#### Material Information:

The property is held on a 125 year lease from the 1st January 1985. The leaseholders have recently purchased the freehold, so the lease is being extended to 999 years. The annual ground rent was £50 however due to the freehold purchase, is being amended to peppercorn. The service charge is £1,200 per annum. This includes the managing agents' fees, buildings insurance and accountancy. The building is managed by Linden Mansions Management. The property has gas central heating and fibre broadband. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

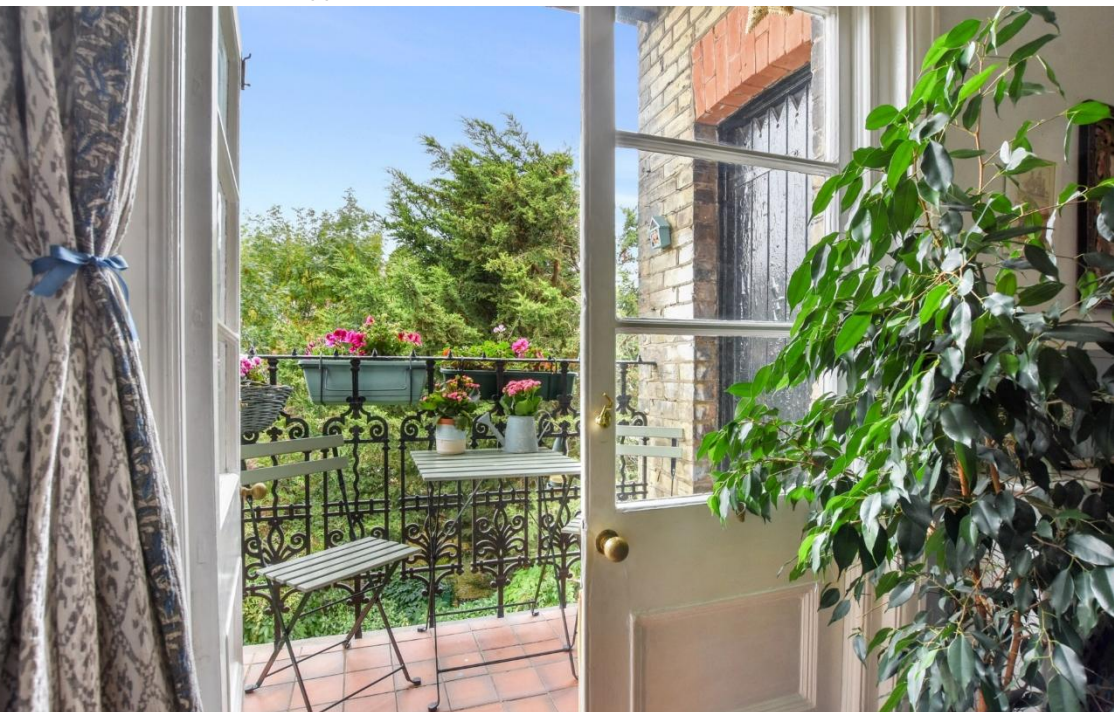
Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 459 sqft (42.64 sqm)

Remaining Lease Term: 958 years

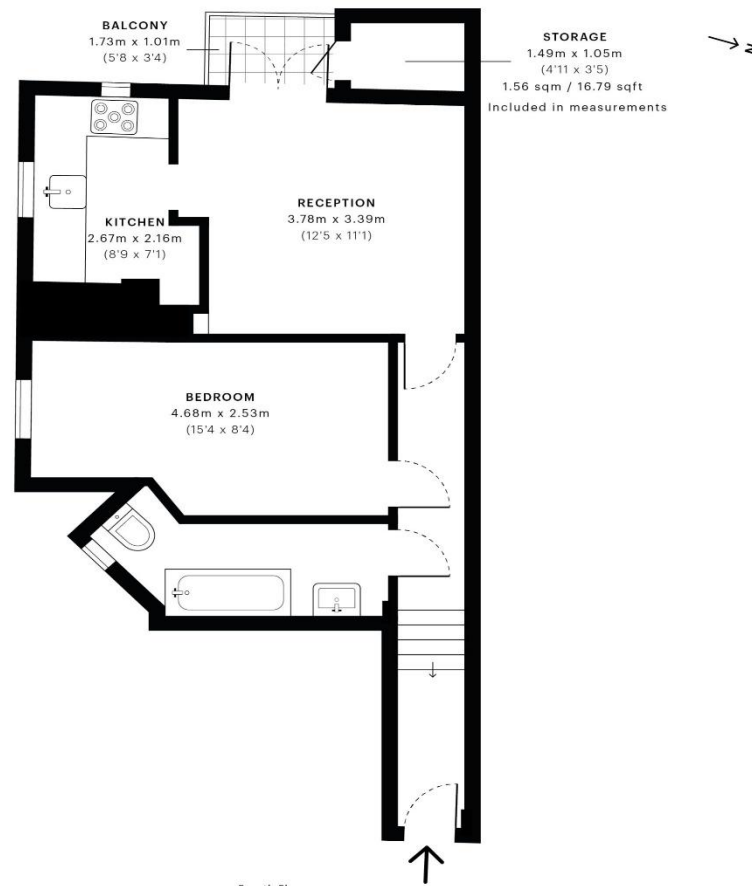
Annual Service Charge: £1,200

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	67
(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	

GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
42.67 sqm / 459.30 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes wallrooms, restricted head height.  
40.47 sqm / 435.62 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.74 sqm / 18.73 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m.  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.45 sqm / 478.46 sqft  
IPMS 3C RESIDENTIAL 42.31 sqm / 455.42 sqft

spec id: 5f284399eda6290dbb1629c0



