



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

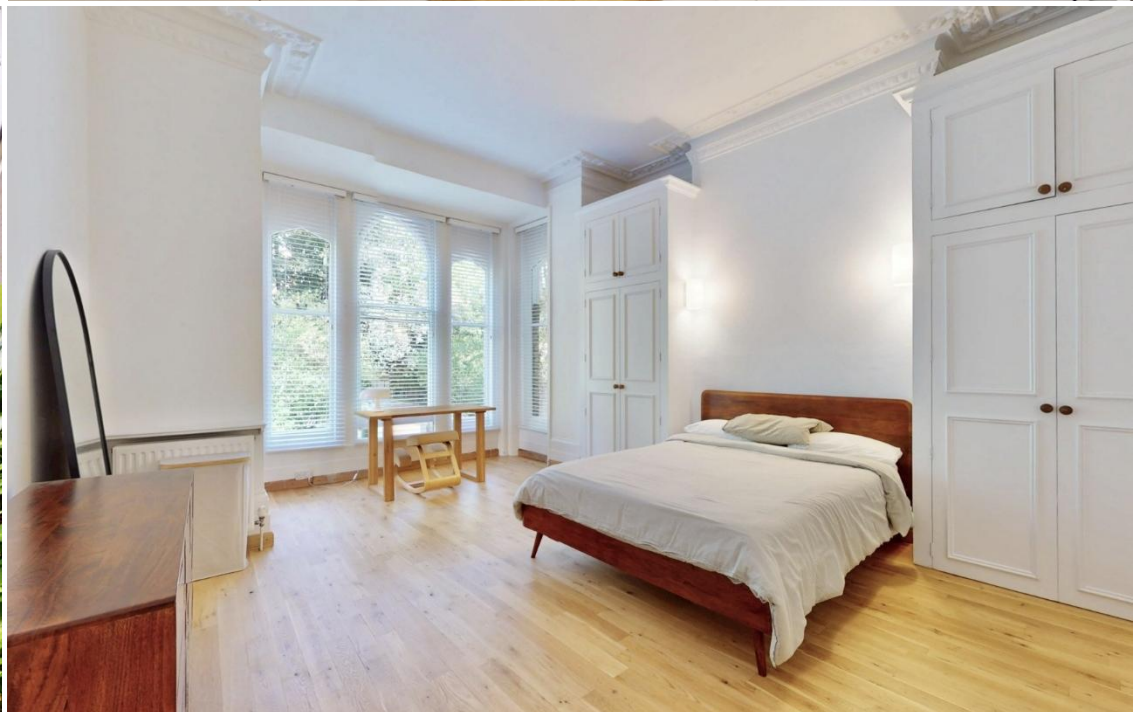
Hornsey Lane, Highgate, N6
Price £550,000 - Share of Freehold

An extremely spacious one bedroom apartment occupying the raised ground floor of a grand period conversion with direct access to a large communal garden and off-street parking, situated within close walking distance to Crouch End Broadway. Flooded in natural light and benefiting from an array of period features, the accommodation comprises a large south facing reception room with floor to ceiling windows, a separate modern kitchen providing direct access to the communal garden, large double bedroom and bathroom. Externally the property has a large south facing communal garden and off-street parking for one car 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:

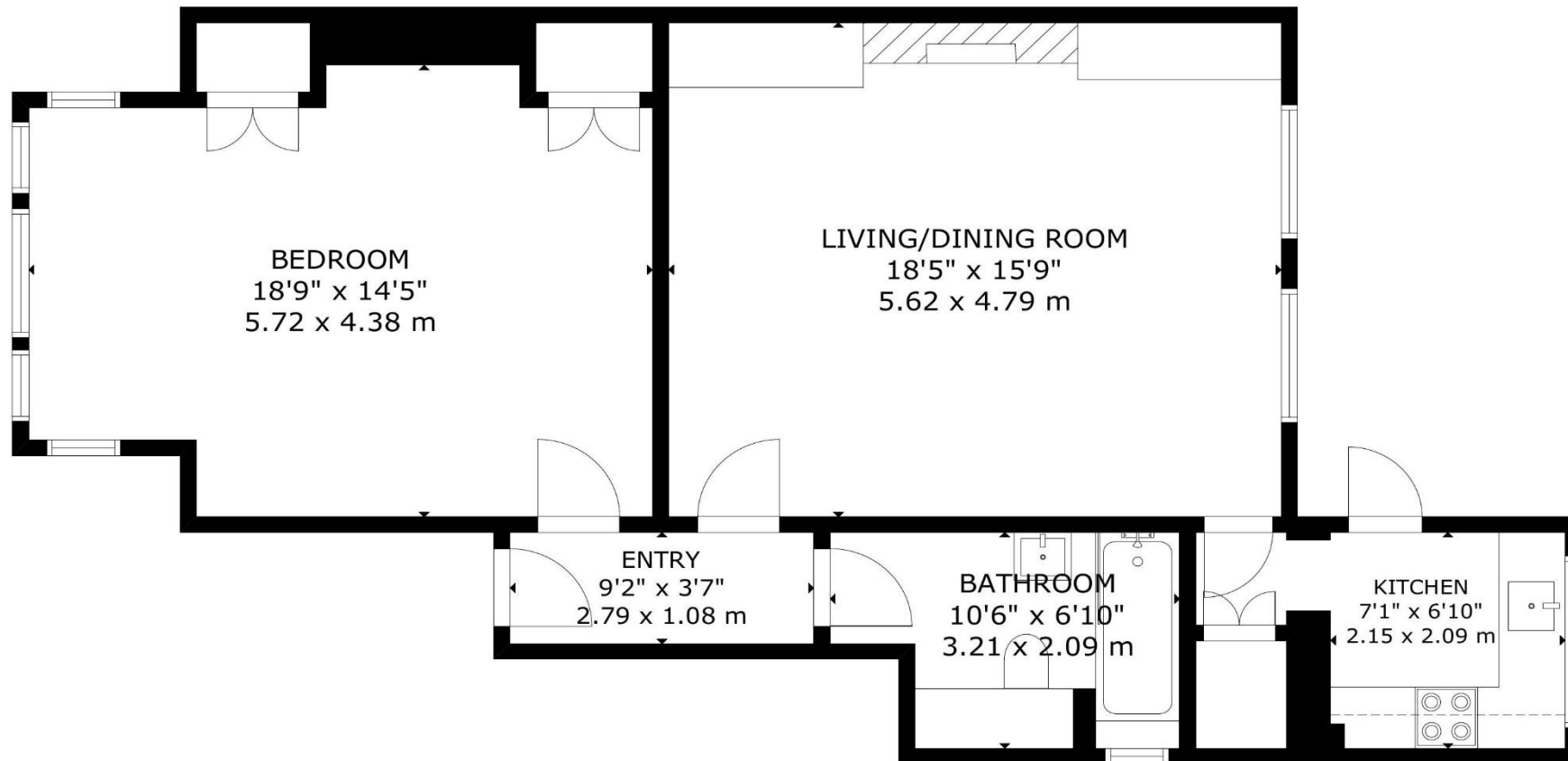
The property is held on a 999-year lease from the 25th March 1976. The service charge is approximately £1,440 per annum, payable £120 per calendar month. This includes the contribution towards the building's insurance. The building is self-managed by the owners of the flats. The property has gas central heating and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is off street parking to the front of the property and CPZ parking is available on the surrounding roads with parking restrictions between 10am - 2pm, Monday to Friday. A permit is obtainable from Islington Council.

Council Tax: London Borough of Islington - Band D
Approx. Floor Area: 756 sqft (70.23 sqm)
Remaining Lease Term: 949 years
Annual Service Charge: £1,440
Annual Ground Rent: Peppercorn



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GROSS INTERNAL AREA
TOTAL: 70 m²/756 sq ft
GROUND FLOOR: 70 m²/756 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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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