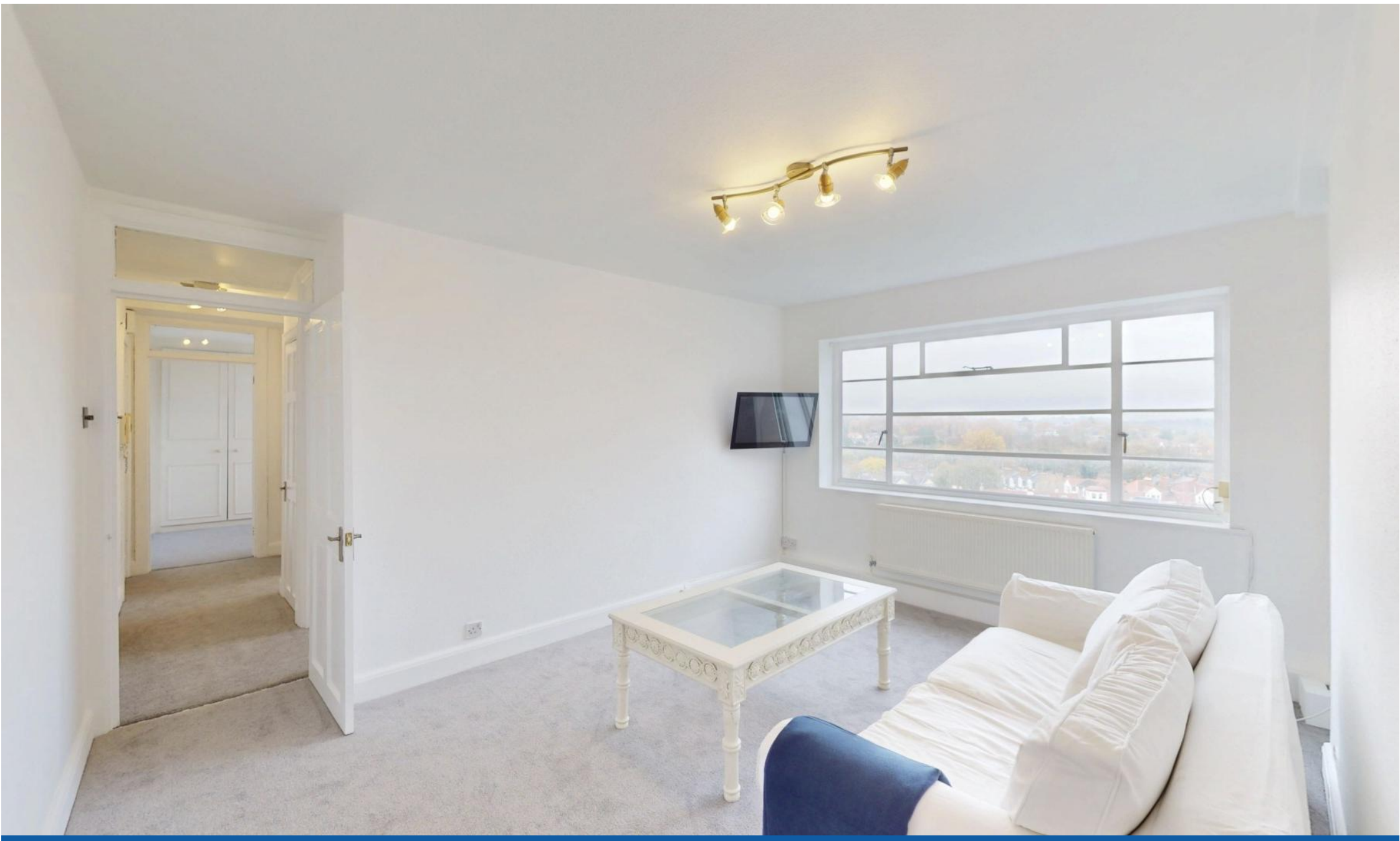


TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £450,000 - Leasehold

Set within an attractive 1930s Art Deco building, this well proportioned two bedroom apartment occupies the third floor, enjoying far reaching views and a peaceful position to the rear of the building, with the added convenience of lift access. The accommodation comprises a spacious reception room, a separate fitted kitchen, two bedrooms and a bathroom. Further benefits include an on-site porter, extensive secure off-street parking, including additional gated parking to the rear of the building, and access to beautifully maintained communal gardens. Ideally positioned within easy walking distance of both Highgate and Archway Underground stations, the property is also conveniently located for the excellent selection of shops, cafés, restaurants and local amenities found in Highgate Village and Crouch End Broadway.

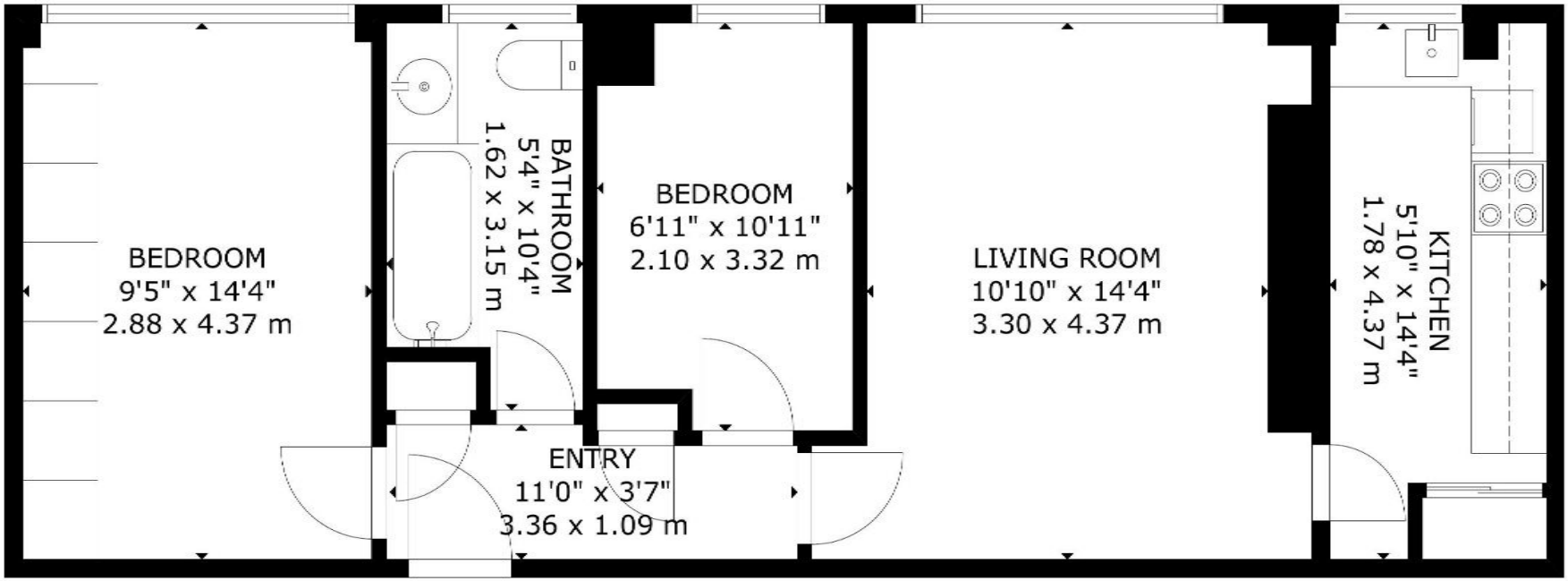
Material Information:
The property is held on a 213 year lease from the 31st January 1978. The annual service charge is £3,530 and the annual ground rent is peppercorn. The service charge is payable quarterly and includes the central heating, hot water, a caretaker/porter, buildings insurance, gardening and cleaning. The building is managed by KMP Solutions. The property has gas central heating through a communal boiler system and Ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage. The area has mobile phone coverage, excellent transport links and off street parking is available for residents.

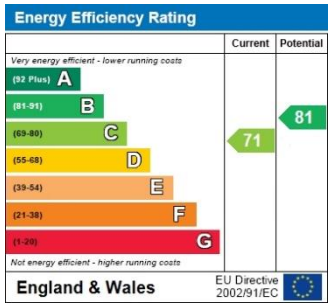
Council Tax: London Borough of Haringey - Band C
Approx. Floor Area: 591 sqft (54.91 sqm)
Remaining Lease Term: 165 years
Annual Service Charge: £3,530
Annual Ground Rent: Peppercorn











GROSS INTERNAL AREA
TOTAL: 55 m²/591 sq ft
THIRD FLOOR: 55 m²/591 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

TAYLOR GIBBS

The Property Ombudsman
arla propertymark PROTECTED
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