



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

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

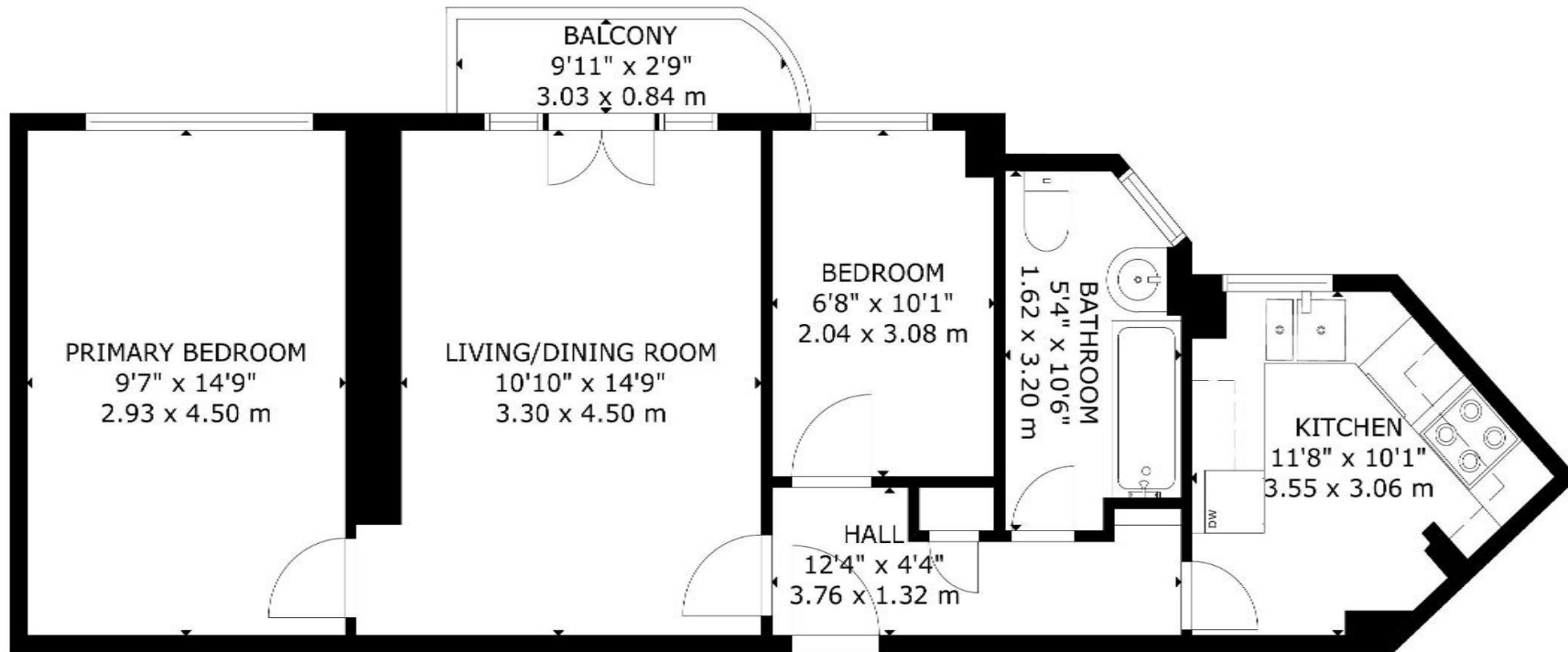
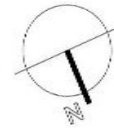
A two bedroom top floor apartment, with a balcony and lift access, in a 1930's 'Art Deco' block within close walking distance to both Highgate and Archway Underground Stations. Boasting far reaching views, the property has a spacious lounge area leading directly on to the balcony, a separate kitchen, two bedrooms and a bathroom. Further benefits include an on-site porter, extensive and secure off street parking including additional gated spaces to the rear of the building, use of well maintained communal gardens, and the property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway.

Material Information:

The property is held on a 213 year lease from the 23rd March 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: 590 sqft (54.81 sqm)
Remaining Lease Term: 165 years
Annual Service Charge: £3,530
Annual Ground Rent: Peppercorn





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
 TOTAL: 55 m²/590 sq.ft
 6TH FLOOR: 55 m²/590 sq.ft
 EXCLUDED AREAS: BALCONY: 3 m²/27 sq.ft
 * SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



