



117 Hornsey Lane, Highgate, N6 5NW
£300,000

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117 Hornsey Lane, Highgate, N6

- Chain Free
- Leasehold 127 Years remaining
- Ground Rent – Peppercorn
- 5th Floor (lift)
- Parking (non-allocated)
- Council Tax. Band C (Haringey)
- Service charge. Appx £875.00 (half Year)
- Seperate garage
- Basement storage cupboard
- Approx 400 Sq Ft (37 m2)

A 5th Floor (with lift) apartment, with the accommodation arranged as an open-plan one-bedroom. The partition to create a sleeping area can be dismantled and reconfigured according to the owner's preference (subject to obtaining permission). The apartment is very well presented and features a separate kitchen, and solid wood flooring. There is a storage cupboard in the basement. The apartment has abundant natural light and lovely views above the treetops towards Muswell Hill. Hilltop House is a private development, built in the 1960s, and is of simple classic design. The building is very well-managed and maintained to a high standard. There are attractive communal gardens and on-site resident's car parking (non-allocated). Hilltop House is located on Hornsey Lane approximately mid-way between Highgate Village and Crouch End Broadway both of which are within easy walking distance. The Parkland Walk is close by. There is good access to Archway, Highgate, and Crouch End stations. Frequent bus services nearby.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	63
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London , 22 Cleveland Street,
Fitzrovia, London W1T 4JB
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0207 580 9658

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