



Hornsey Lane, N6 5NW
Offers In Excess Of £250,000

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Hornsey Lane, N6

- Spacious studio in sought after area of north London
- Excellent opportunity for investor or end user
- No ground rent
- Private development
- Well maintained building and communal garden grounds
- Walking distance to amenities of Highgate and Crouch End - restaurants / shops / swimming pool / parks / cafes
- Additional basement storage
- Chain free

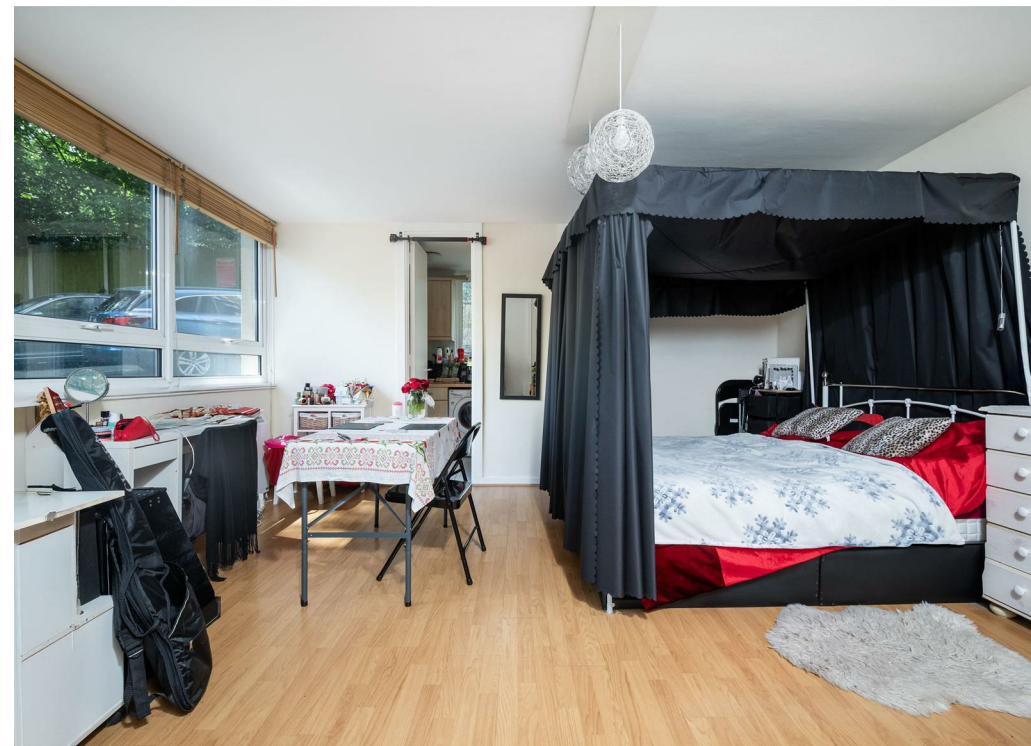
Coopers of London are proud to present an excellent chain free studio apartment for an end user or investment opportunity in a sought after area of north London.

The apartment is very well presented and features a separate kitchen, and solid wood flooring. Additional basement storage included.

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, permit only).

Hilltop House is located on Hornsey Lane approximately mid-way between Highgate Village and Crouch End Broadway and is within easy walking distance to their fantastic amenities such as restaurants, shops, swimming pool, parks and cafes. The Parkland Walk is also close by.

There is good access to Archway, Highgate tube stations, Crouch End Hill train stations and frequent bus services nearby.







Lower Ground Floor

Hilltop House, Hornsey Lane, N6

Total Gross Internal Area = 36.9 sq m / 397 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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		
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		
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London , 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

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