



Adam Hayes  
ESTATE AGENTS



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Hornsey Lane, Highgate, N6

£340,000

 1 Bedroom  1 Bathroom  1 Reception



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS  
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### Key Features

- One Bedroom
- 21ft Living Room
- Modern Open Plan Kitchen
- Patio
- Communal Parking
- Over 60's
- Chain Free

### Other Information

Tenure: Leasehold  
Length of Lease: 960  
Ground Rent: £100.00 P/A  
Service Charge: £6,528.00 P/A  
Council Tax Band: F



### Nearest Stations

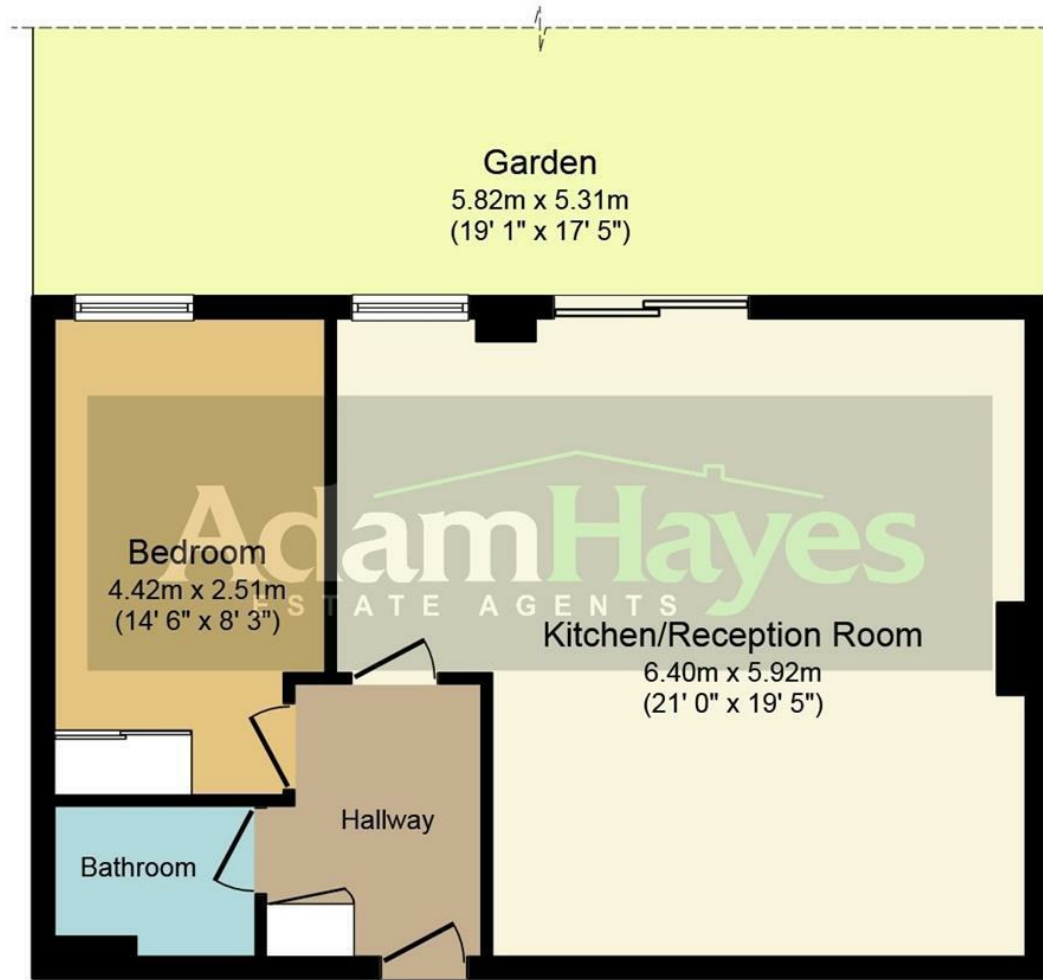
Archway Station 0.3 miles  
Upper Holloway Station 0.6 miles  
Highgate Station 0.6 miles

### Property Description

Retirement Flat! In Highgate Village, near Waterlow Park and within minutes' walk of local shops, transport facilities and amenities is this one bedroom, upper ground floor over 60's retirement flat. The property is offered chain free and benefits from an approximately 21ft living room with a modern open plan kitchen, double glazing, a three bathroom suite, a separate storage area, patio and communal parking. However to really appreciate the size, location and facilities an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(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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### Upper Ground Floor

Total floor area 53.0 sq. m. (570 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.