



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hornsey Lane, Highgate, N6**  
**Price £335,000 - Share of Freehold**

A one bedroom ground floor period conversion benefiting from direct access to a large well maintained communal garden situated within walking distance to Highgate Village. Benefiting from double glazed windows and laminate wood floors throughout, the accommodation comprises a reception room open plan to a fitted kitchen, double bedroom with fitted wardrobes and a bathroom. Further benefits include one off street parking space on a first come first served basis and direct access to the large communal garden. The property is within walking distance to both Highgate and Archway Underground Stations as well as the open space of Waterlow Park.

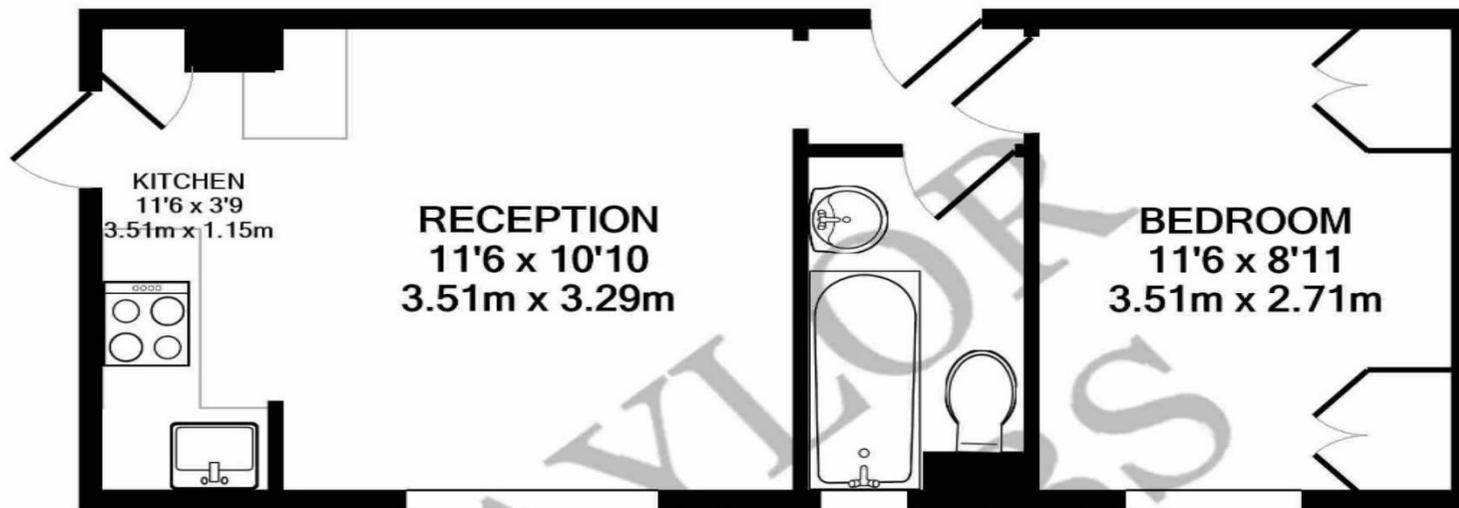
**Material Information:**

The property is held on a 999 year lease from the 1st January 2012. The annual ground rent is £70 with the next review period in 2047 when the rent will increase to £105 per annum. The service charge is £1,584 per annum and the building is managed by Blaircrest Limited. This includes the properties contribution towards the buildings insurance, cleaning, gardening, managing agent fees and the sinking fund. The sinking fund is currently £15,700 which is being earmarked for the driveway to be renovated.

The property has electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. There is one off street parking space available on a first come first served basis and CPZ street parking is also available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C  
Approx. Floor Area: 316 sqft (29.36 sqm)  
Remaining Lease Term: 987 years  
Annual Service Charge: £1,584  
Annual Ground Rent: £70





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**HORNSEY LANE N6**  
**TOTAL APPROX. FLOOR AREA 316 SQ.FT. (29.4 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only



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