



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £400,000 - Leasehold

A one bedroom raised ground floor purpose built apartment in a sought after development within walking distance to both Highgate Village and Crouch End Broadway. Finished to an excellent standard, the accommodation comprises a large reception room with wooden floors open plan to a fitted kitchen with granite work surfaces, double bedroom with built in wardrobes and a bathroom. There is a large south-west facing decked balcony accessed from both the reception room and bedroom. The property is conveniently situated within walking distance to both Highgate and Archway Underground Stations.

Material Information:

The property is held on a 125 year lease from the 29th September 2009, less 3 days. The annual ground rent is £350 and the annual service charge is £2,400. The building is managed by One Housing.

The property has electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available.

Council Tax: London Borough of Haringey - Band C

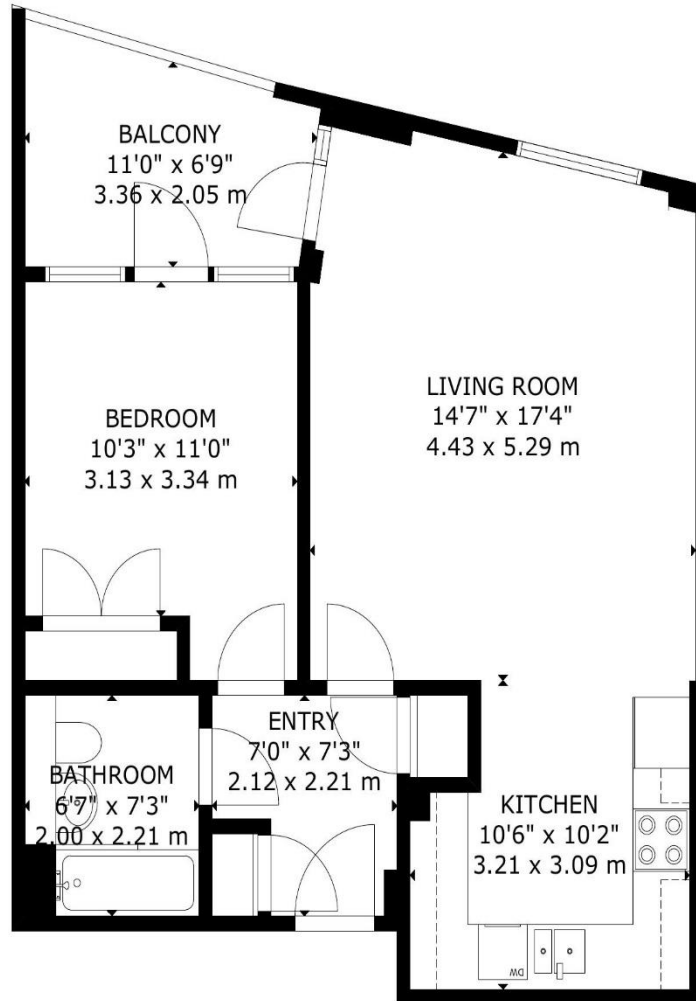
Approx. Floor Area: 610 sqft (56.67 sqm)

Remaining Lease Term: 110 years

Annual Service Charge: £2,400

Annual Ground Rent: £350





GROSS INTERNAL AREA
 TOTAL: 57 m²/610 sq ft
 GROUND FLOOR: 57 m²/610 sq ft
 EXCLUDED AREAS: BALCONY: 7 m²/72 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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



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