



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

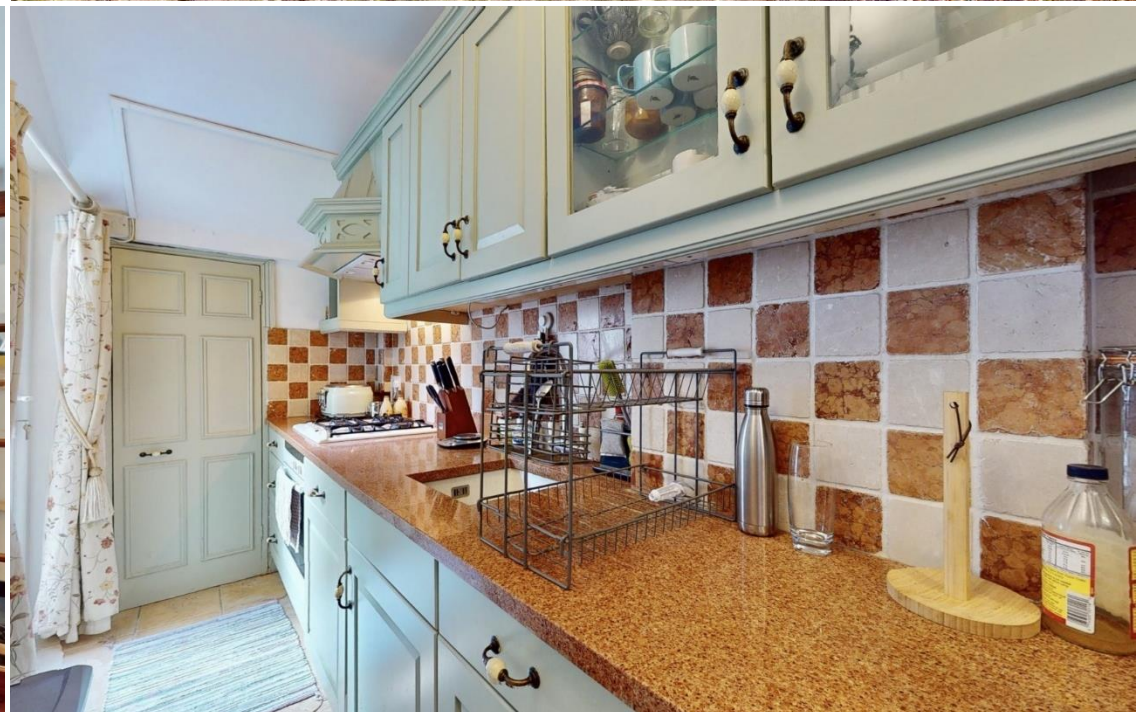
Hornsey Lane Gardens, Highgate, N6
Price £600,000 - Share of Freehold

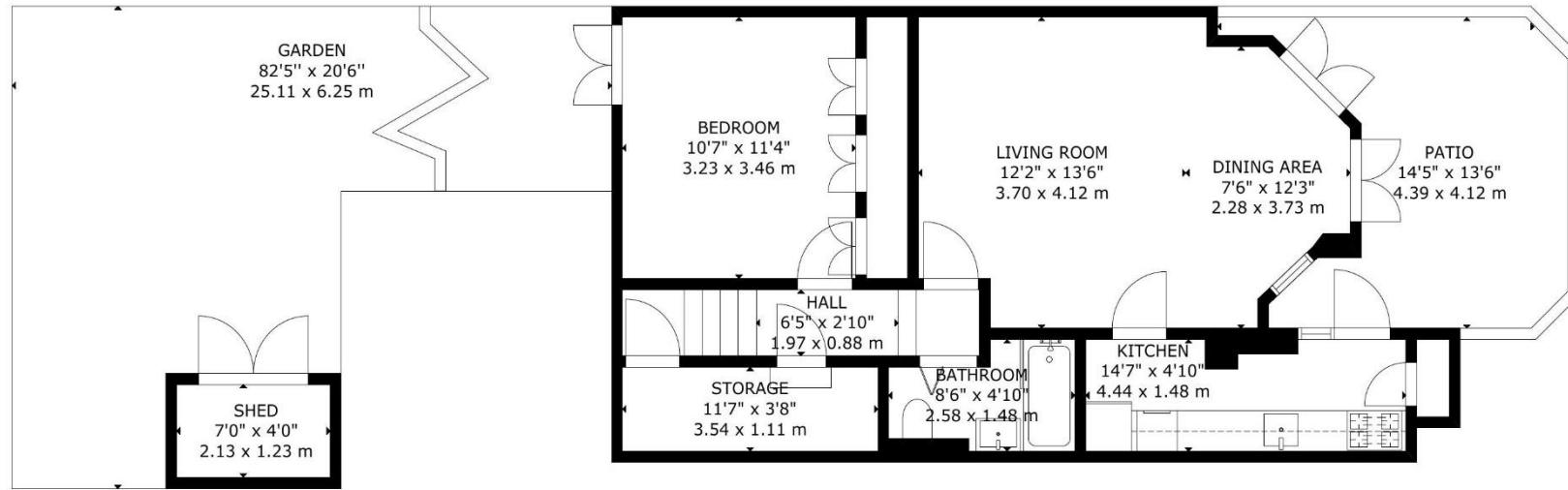
A spacious one bedroom garden apartment forming part of a Victorian period conversion situated on a quiet road within walking distance of Highgate Underground Station. The accommodation comprises a spacious reception room with wooden floors and French doors leading on to a front patio garden, separate kitchen, bathroom and a double bedroom with fitted wardrobes. Externally the property has a large rear garden mainly laid to lawn with a garden shed and a south-east facing patio garden to the front of the property. It's ideally located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

Material Information:

The property is held on a 99 year lease from the 29th September 1982. This has been extended to 999 years and is currently with land registry. The annual ground rent is peppercorn and the annual service charge is £900, payable £75 per calendar month. The building is self managed by the owners.
The property has gas central heating and broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 614 sqft (57.04 sqm)
Remaining Lease Term: 999 years
Annual Service Charge: £900





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 57 m²/614 sq.ft
BASEMENT: 57 m²/614 sq.ft
EXCLUDED AREAS: PATIO: 14 m²/148 sq.ft, GARDEN: 70 m²/756 sq.ft, GARDEN: 3 m²/28 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT
Tel: 020 8341 0123
enquiries@taylorgibbs.co.uk
www.taylorgibbs.co.uk

