



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hornsey Lane, Highgate, N6**  
**Price £595,000 - Leasehold**



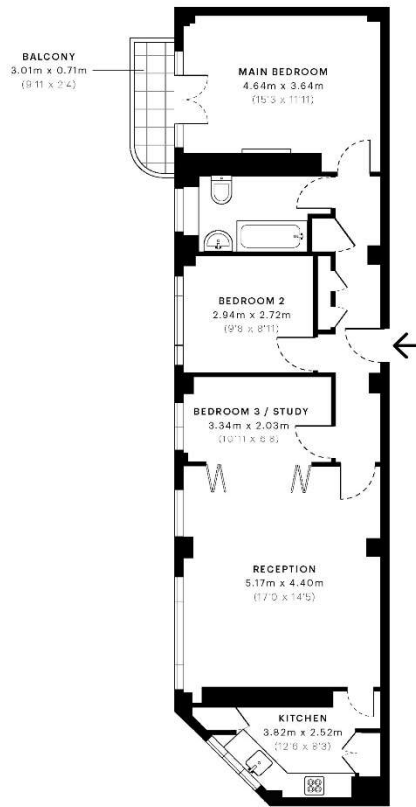
A three bedroom apartment with a south west facing balcony situated on the fourth floor, with lift access, of a 1930's 'Art Deco' purpose built building within close walking distance of Highgate Village. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, three bedrooms, the primary bedroom benefiting from French doors on to the balcony and a bathroom. Further benefits include original fireplaces in the reception room and primary bedroom and folding doors separating the reception room to the third bedroom allowing it to be used as a second reception room or home office. The property also benefits from an on-site porter, secure off street parking and use of a well maintained communal garden. The apartment is conveniently located within walking distance to both Highgate and Archway Underground Stations.

**Material Information:**

The property is held on a 214 year lease from the 3rd June 1977. The annual service charge is £5,384.48 and the annual ground rent is peppercorn. The service charge is payable quarterly and includes the central heating, hot water, a care taker/porter, buildings insurance, gardening and cleaning. The building is managed by KMP Solutions. The property has gas central heating through a communal boiler system and fibre broadband. The building is serviced by electricity, mains water and sewerage. The area has mobile phone coverage, excellent transport links and off-street parking is available for residents.

Council Tax: London Borough of Haringey - Band D  
Approx. Floor Area: 850 sqft (78.97 sqm)  
Remaining Lease Term: 167 years  
Annual Service Charge: £5,384.48  
Annual Ground Rent: Peppercorn





— Fourth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

INTERNAL FLOOR FINISH  
The balance of the property  
75.03 sqm / 810.67 sqft

INTERNAL FLOOR FINISH  
External walls and external features  
100.00 sqm / 1075.00 sqft

EXTERNAL STRUCTURAL FEATURES  
Roofline, terraces, walls, etc.  
2.03 sqm / 21.85 sqft

INTERNAL FLOOR FINISH  
Internal walls and external features  
0.06 sqm / 0.65 sqft



Spec: Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and graphics are illustrative only and not used for any other calculations. Do not rely on the numbers; they are not a guarantee. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

IPMR 88 RESIDENTIAL - 4274 (v17) 08/04/2021  
IPMR 323 RESIDENTIAL - 76.01 (v17) 07/05/2021

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