



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hornsey Lane Gardens, Highgate, N6**  
**Price £725,000 - Leasehold**

A two bedroom, two bathroom garden flat situated on a sought after road within close walking distance to Highgate Underground Station. Accessed from a private entrance and finished to an excellent standard throughout, the accommodation comprises a spacious reception room with wooden floors and French doors opening onto the 50ft rear garden, fitted kitchen with integrated appliances, two double bedrooms, the primary bedroom benefiting from an en-suite shower room and bespoke fitted wardrobes, and a further bathroom with utility cupboard. Externally the property boasts a large garden with a decked area accessed from the reception room with steps leading down to an Astroturf lawn and a garden room. The property is 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 150 year lease from the 28th March 1990. The annual ground rent is £70 and the annual service charge is payable on an Ad Hoc basis, as and when any costs are payable. The building is managed by the freeholder and leaseholders. The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10am - 12pm, Monday to Friday.

Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 803 sqft (74.6 sqm)

Remaining Lease Term: 115 years

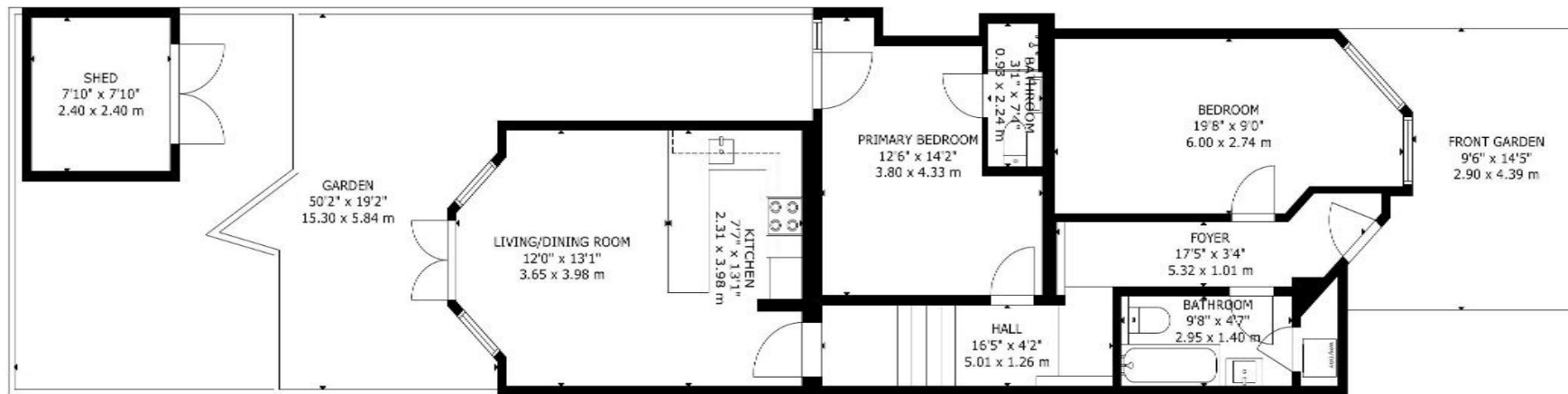
Annual Service Charge: Ad Hoc

Annual Ground Rent: £70



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA  
 TOTAL: 75 m<sup>2</sup>/803 sq.ft  
 GROUND FLOOR: 75 m<sup>2</sup>/803 sq.ft  
 EXCLUDED AREA: GARDEN: 89 m<sup>2</sup>/962 sq.ft, FRONT GARDEN: 15 m<sup>2</sup>/162 sq.ft, SHED: 6 m<sup>2</sup>/62 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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