



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £475,000 - Leasehold

A two bedroom first floor apartment, with lift access, of a 1930's 'Art Deco' block within close walking distance of both Highgate and Archway Underground Stations. Located on the front south facing side of the building, the property boasts a spacious reception room leading directly on to the balcony, a separate kitchen, two bedrooms and two bathrooms. Further benefits include an on-site porter, extensive and secure off street parking including additional gated spaces to the rear of the building, use of well maintained communal gardens and the property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway.

Material Information:

The property is held on a 214 year lease from the 14th June 1977 . The annual service charge is £3,530 and the annual ground rent is peppercorn. The service charge is payable quarterly and includes the central heating, hot water, a caretaker/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 Ofcom confirms that Superfast broadband is available. 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.

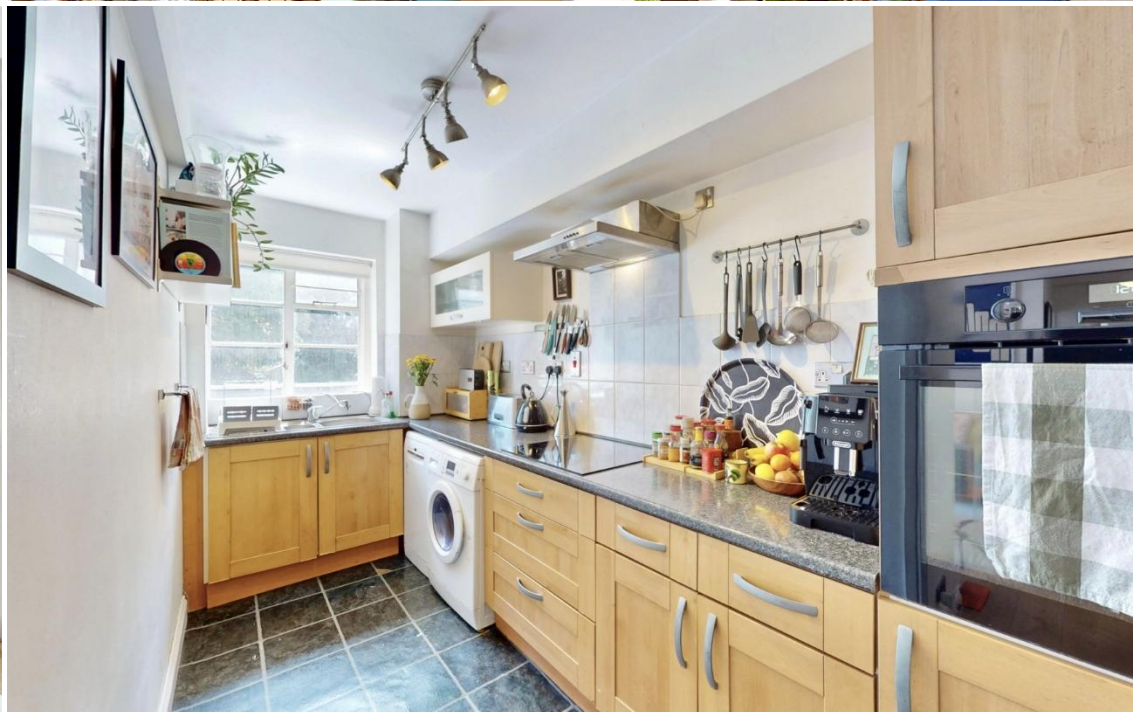
Council Tax: London Borough of Haringey - Band C

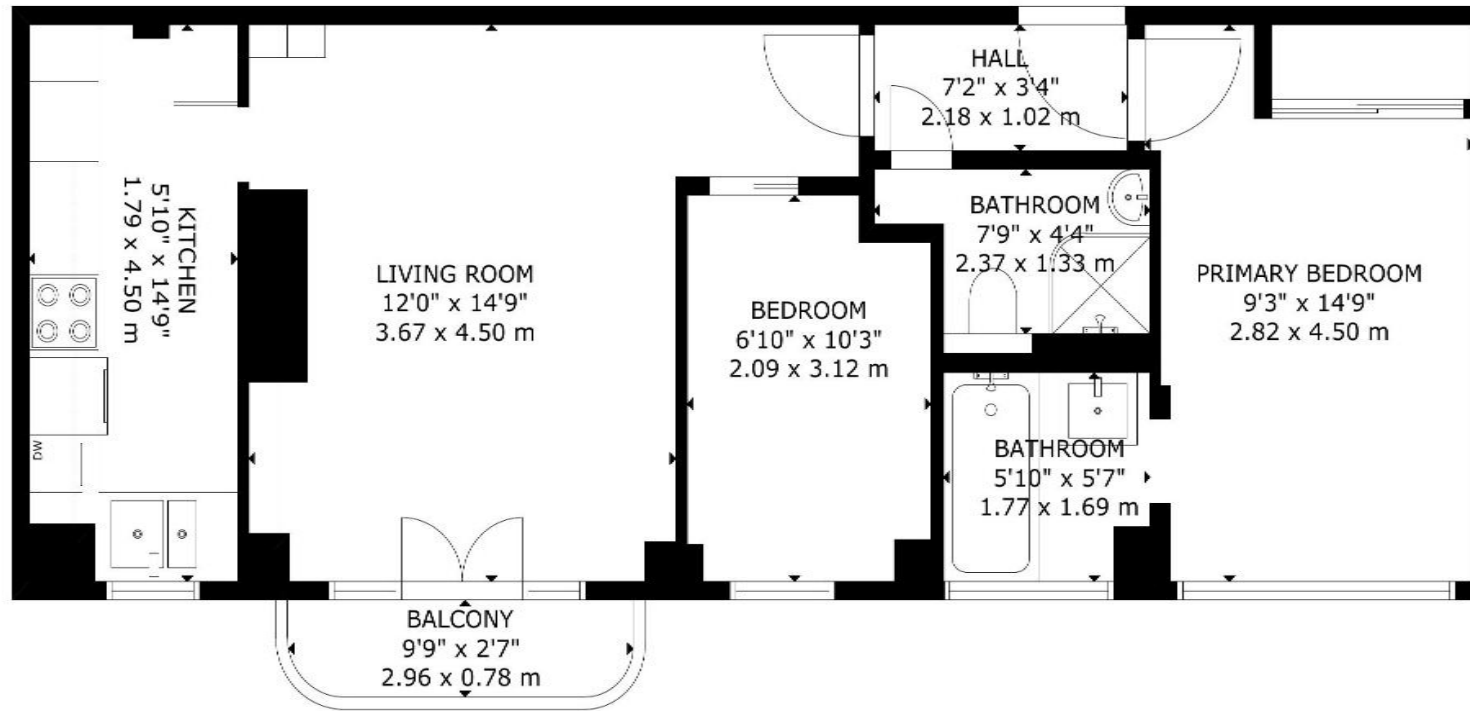
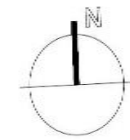
Approx. Floor Area: 601 sqft (55.83 sqm)

Remaining Lease Term: 165 years

Annual Service Charge: £3,530

Annual Ground Rent: Peppercorn





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 Plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 | |

GROSS INTERNAL AREA
 TOTAL: 56 m²/601 sq ft
 FIRST FLOOR: 56 m²/601 sq ft
 EXCLUDED AREAS: BALCONY: 2 m²/24 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

