



Fitzwarren House, Hornsey Lane N6

Leasehold

£399,950



44 Highgate High Street, Highgate Village, London, N6 5HX

020 8348 8000

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[www.litchfields.com](http://www.litchfields.com)

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A two-bedroom second floor apartment (top floor with lift) within this sought after purpose-built block available to ages 60+.

Featuring a bright reception room with direct access to a private balcony this apartment also provides 2 bedrooms, the principal with en-suite shower room, a separate bathroom, kitchen and ample storage (including a private basement storage area).

Further benefits include video entrance system, House manager, 24-hour emergency assistance, cleaning service option, communal garden, residents' lounge with kitchenette and conservatory, as well as non-allocated off-street parking.

Conveniently located for transport links to central London (Northern Line zone 2), Waterlow Park and all the amenities of historic Highgate Village including Lauderdale House and the Highgate Literary and Scientific Institution.

Offered for sale with a long lease and chain free.

EPC-D



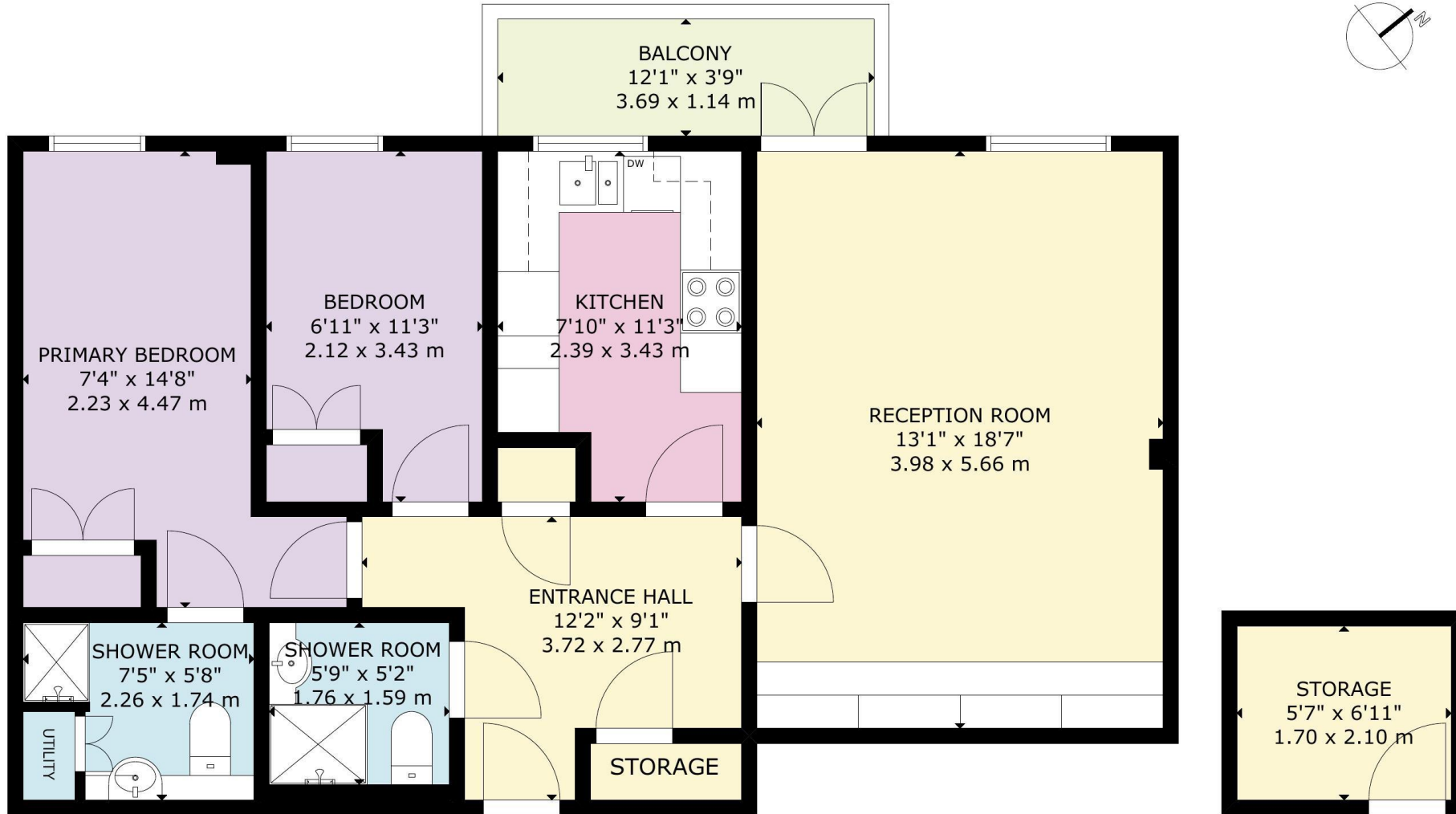


- Purpose-built apartment block for age 60+ years
- 2nd floor with lift
- Reception with balcony
- Kitchen
- 2 bedrooms (principal with en-suite shower room)
- Separate bathroom
- Good storage including lock-up basement store
- House manager and 24 hour emergency assistance
- Long Lease and Chain Free
- Close to Village, transport and Waterlow Park



Communal lounge





GROSS INTERNAL AREA  
TOTAL: 68 m<sup>2</sup>/734 sq.ft  
SECOND FLOOR: 68 m<sup>2</sup>/734 sq.ft  
EXCLUDED AREAS: BALCONY: 24 m<sup>2</sup>/258 sq.ft, STORAGE: 4 m<sup>2</sup>/38 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

SECOND FLOOR

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