



Hornsey Lane Gardens, Highgate, N6

Share of Freehold

£799,950

 **litchfields**

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

020 8348 8000

highgate@litchfields.com

www.litchfields.com

Offices also in Hampstead Garden Suburb



We are pleased to offer this very stylish, 2 double bedroom top floor flat (2nd) within an elegant and very well-maintained Edwardian corner house. Having been completely refurbished by the current owner who has made some very tasteful and practical changes to the layout of the flat including bespoke storage and a new boiler. One of 4 flats in this handsome building (all owner-occupied) this super flat features a spacious dual aspect open-plan reception, dining, and kitchen area. The ample size principal bedroom has built-in wardrobes and steps up to a dressing area with bespoke storage and luxury en-suite bathroom. The second double bedroom also has built-in storage and a wc/utility room and there is access to a useful storage loft (communally owned). A further benefit is a private lock-up garage. The building, entrance and communal parts have also been recently refurbished to create a very pleasant living environment. Hornsey Lane Gardens is a quiet residential street moments away from convenience shopping and allowing easy access to Highgate Village, Crouch End Broadway and both Archway



 litchfields



2



2



1

EPC

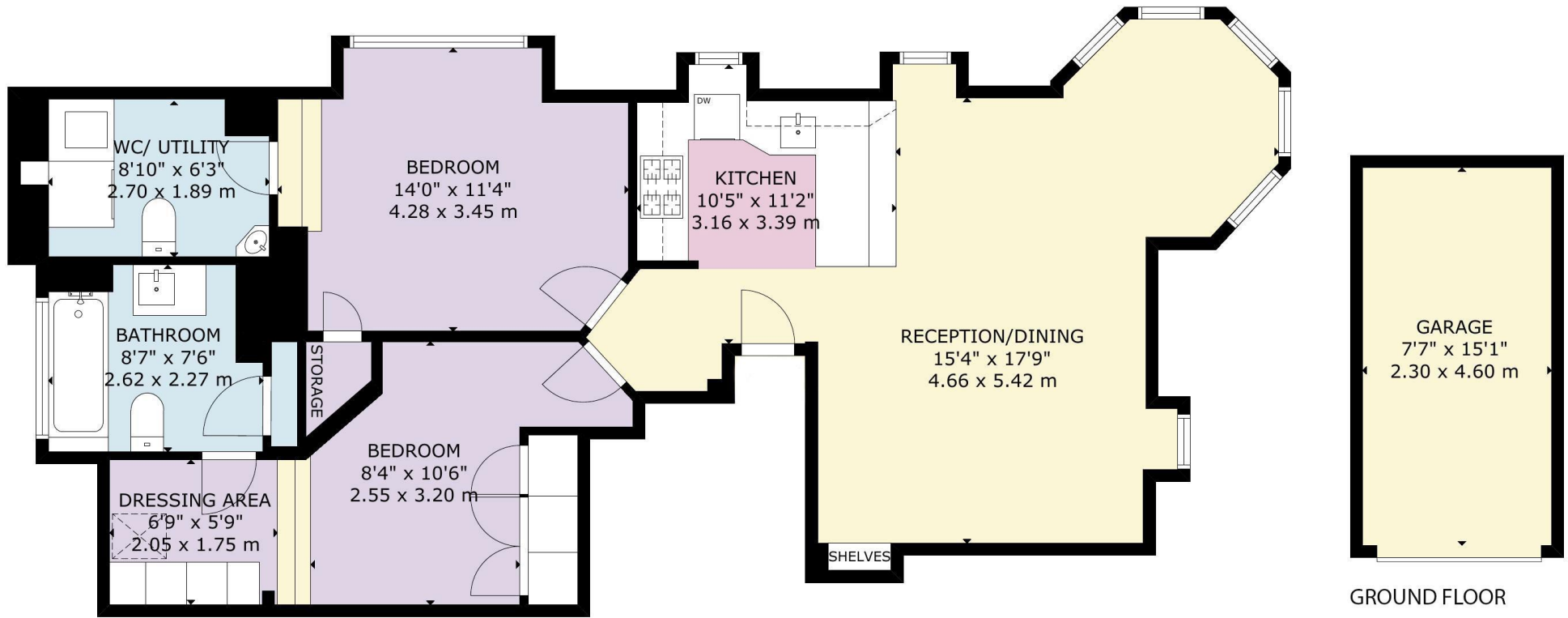
C

- Top floor flat (2nd) in elegant Edwardian conversion
- Recently refurbished throughout
- Open plan dual aspect reception, dining and kitchen area
- 2 double bedrooms
- Luxury bathroom
- Guest cloakroom/utility room
- Bespoke built-in storage
- New boiler
- Private lock-up garage adjacent to building
- Close to Village, green spaces, local









GROSS INTERNAL AREA
 TOTAL: 84 m²/903 sq.ft
 SECOND FLOOR : 84 m²/903 sq.ft
 EXCLUDED AREA: GARAGE: 11 m²/114 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY