



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, London, N6
Price £375,000 - Leasehold

A spacious one bedroom apartment with a large balcony on the raised ground floor of this sought after retirement block, originally a Georgian house that was converted into flats in 1991. The accommodation comprises entrance hallway, reception room, separate kitchen, large double bedroom and two shower rooms of which one is en-suite to the bedroom. Externally, both the living room and bedroom have French doors opening on to the balcony and the property also has use of a communal garden that includes a large fish pond, with fountain. There is also off street parking, on a first come first served basis. Further benefits include a daily House Manager, 24 hour emergency assistance, a lift and the option of cleaning services for apartments. There is a residents' communal lounge area and conservatory and storage facilities. The property is located within close walking distance to Highgate Village and only moments away from Waterlow Park. Residents are required to be aged 60 and over.

Material Information:

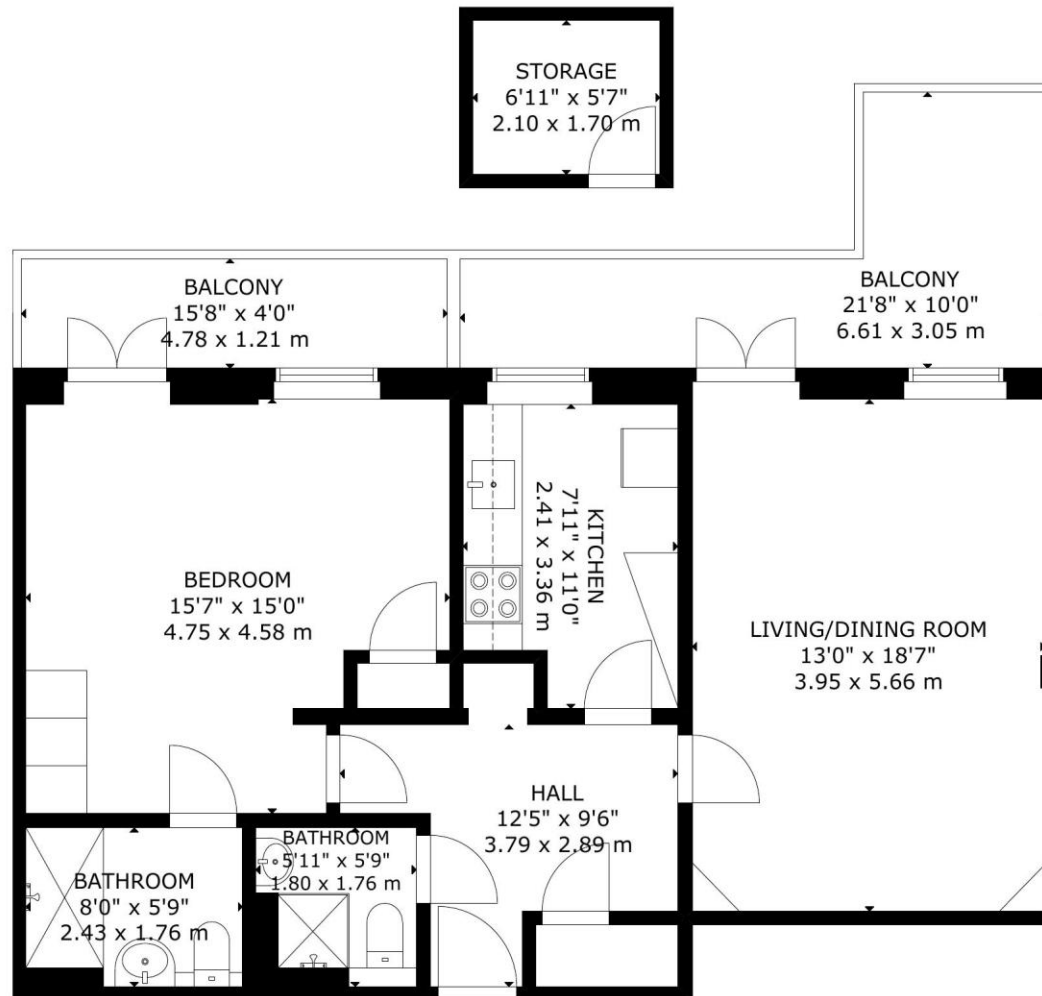
The property is held on a 999 year lease from the 1st July 1990. The annual ground rent is £95 and the annual service charge is £10,943.40 which is payable in monthly instalments of £911.95. The building is managed by Rendall & Rittner and the freeholder is Bupa. The property has independent electric heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. Off street parking is available with the property on a first come first served basis. Mobile phone coverage is available in the property.

Council Tax: London Borough of Islington - Band F
Approx. Floor Area: 778 sqft (72.28 sqm)
Remaining Lease Term: -964 years
Annual Service Charge: £10,943.40
Annual Ground Rent: £95



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GROSS INTERNAL AREA
TOTAL: 72 m²/778 sq.ft
GROUND FLOOR: 72 m²/778 sq.ft
EXCLUDED AREAS: BALCONY: 18 m²/191 sq.ft, STORAGE: 4 m²/38 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		75	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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