



Castles

ASKING PRICE

£415,000

Hornsey Lane

London, N6 5FD

Castles

## PROPERTY SUMMARY

This superb one double-bedroom apartment is situated on the second floor of a highly desirable purpose-built development, ideally positioned between Highgate and Crouch End.

Set back from the road and surrounded by beautifully maintained communal gardens, the property offers a peaceful and private setting. The apartment features a bright and spacious open-plan reception room with a modern fully fitted kitchen with glazed doors opening onto a private balcony—perfect for relaxing or entertaining.

Accommodation further comprises a generous double bedroom with fitted wardrobes, a contemporary bathroom, and a welcoming hallway with ample built-in storage throughout.

Additional benefits include lift access and secure allocated underground parking, making this an ideal purchase for first-time buyers or investors alike.

The location is exceptional. Hornsey Lane is a sought-after road connecting the vibrant communities of Crouch End and Highgate, both offering an array of cafés, restaurants, and independent shops. Archway Underground station (Northern Line) and Crouch Hill Overground station are both within easy reach, while numerous bus routes provide convenient access to the City, West End, and beyond.

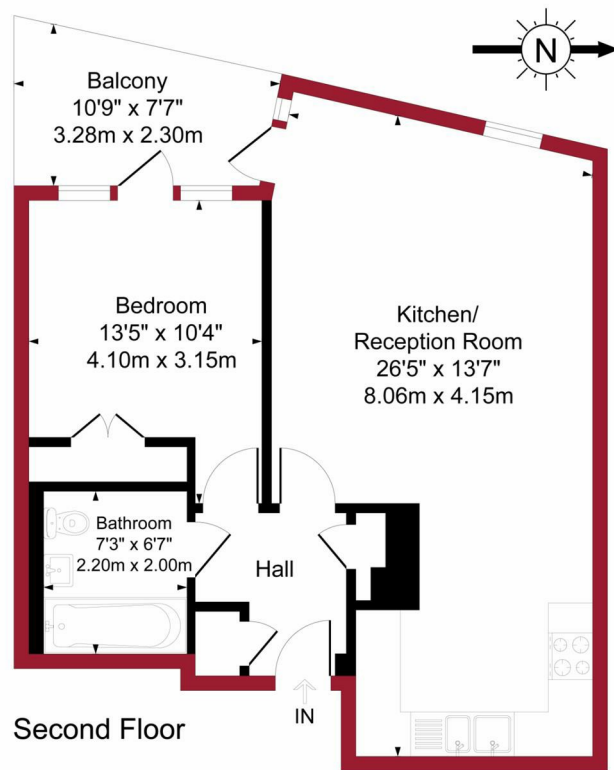
Leasehold: 125 years from 29 September 2009  
Current Service/Maintenance Charge: £2,631.96 per annum  
Ground Rent: £350.00 per annum





Hornsey Lane, London, N6

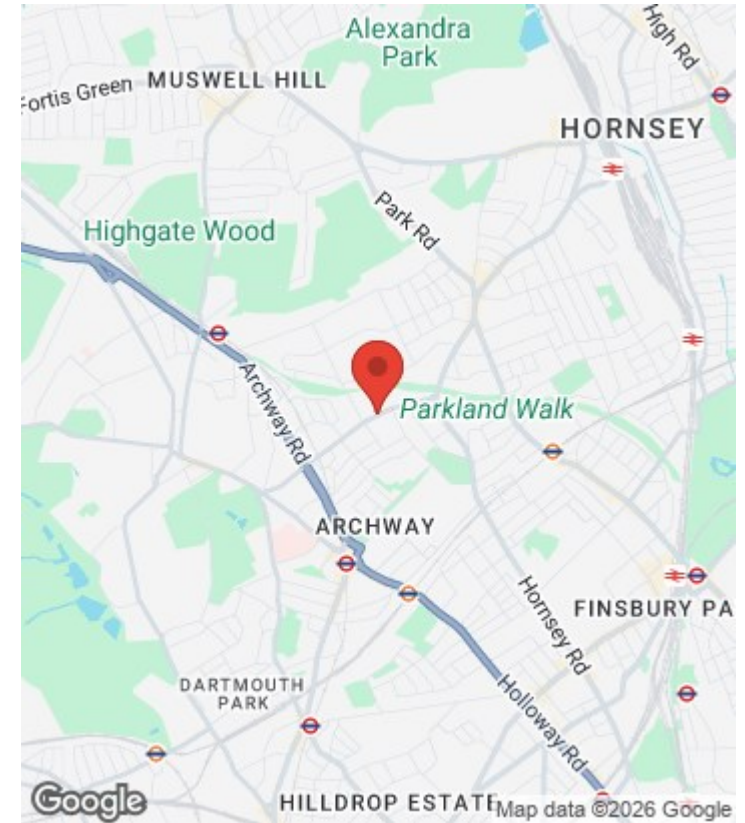
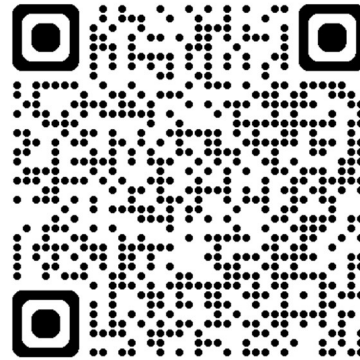
Approximate Gross Internal Area = 604 sq ft / 56.1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area please scan this code for more information



Flat - Second Floor

Leasehold

**Council:** Haringey

**Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

12 Topsfield Parade  
Crouch End  
London  
N8 8PR

#### OFFICE DETAILS

020 8348 5515  
crouchend@castles.london  
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	