



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £520,000 - Leasehold

A three bedroom apartment with a balcony situated on the second floor, with lift access, of a 1930's 'Art Deco' purpose built building within close walking distance of Highgate Village. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, three bedrooms, the primary bedroom benefiting from French doors on to the balcony and a bathroom. The property also benefits from an on-site porter, secure off street parking and use of a well maintained communal garden. The apartment is conveniently located within walking distance to both Highgate and Archway Underground Stations.

Material Information:

The property is held on a 116 year lease from the 3rd June 2008. The annual service charge is £4,560 and the annual ground rent is peppercorn. The service charge is payable quarterly and includes the central heating, hot water, a care taker/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 Ultrafast 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.

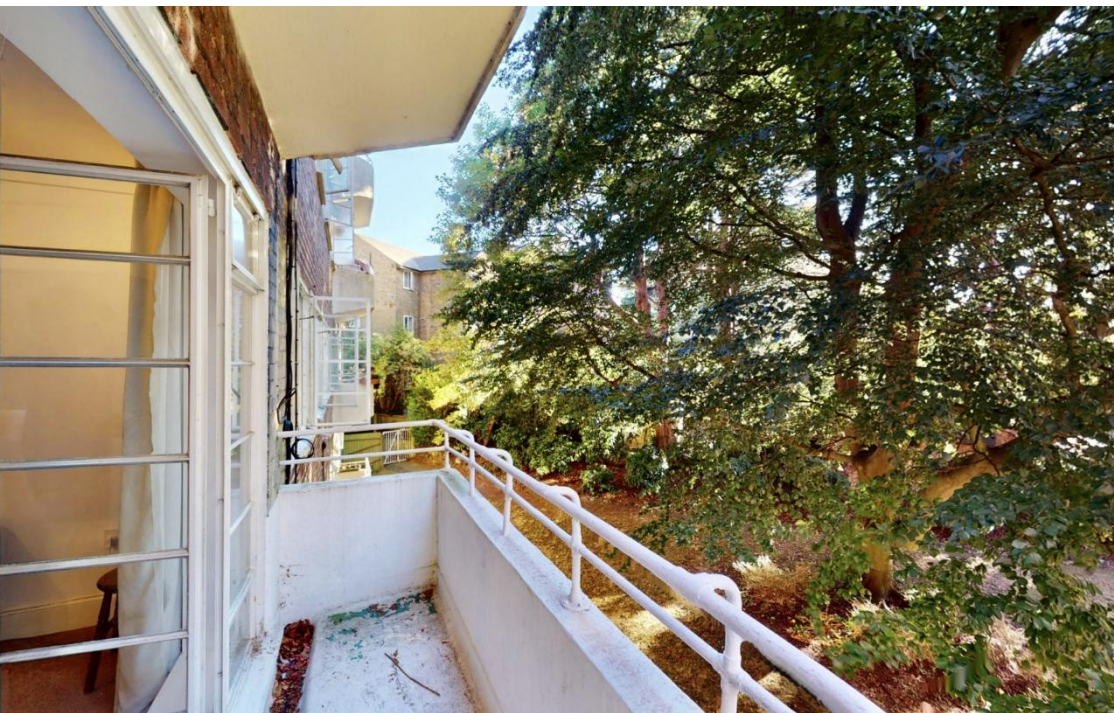
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 860 sqft (79.9 sqm)

Remaining Lease Term: 98 years

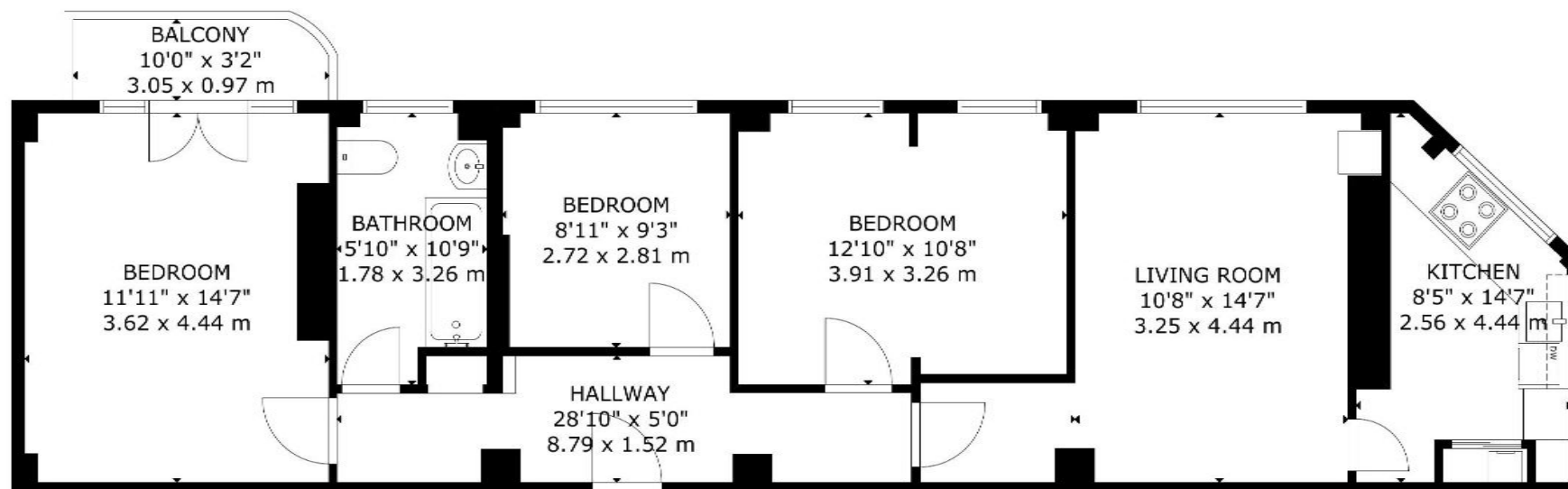
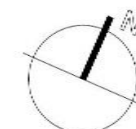
Annual Service Charge: £4,560

Annual Ground Rent: Peppercorn



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C	73	
(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	

GROSS INTERNAL AREA
TOTAL: 80 m²/860 sq.ft
SECOND FLOOR: 80 m²/860 sq.ft
EXCLUDED AREAS: BALCONY: 3 m²/31 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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