



"STRATHFIELD", HORNSEY LANE, LONDON, N6
£525,000 LEASEHOLD

**A SUPERB TWO BEDROOM APARTMENT CONVERTED
FROM THE SECOND FLOOR OF "STRATHFIELD", A
FORMER VICTORIAN VILLA BUILT IN 1876**

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DESCRIPTION:

A superb two bedroom apartment converted from the second floor of "Strathfield", a former Victorian villa built in 1876. The property comprises 690 sq. ft. accommodation and is presented for sale in immaculate decorative condition. Of particular interest is the large reception room, fully fitted kitchen and stylish bathroom. The property also benefits from use of a communal garden, accessible via Thornbury Square.

LOCATION:

Strathfield is located within one mile of Highgate Village, the lovely grounds of Waterlow Park and Lauderdale House whilst also conveniently positioned for easy access to Archway tube station (Zone 2 Northern Line).

TENURE:

LEASEHOLD: 125 year lease from 1st January 2006.

GROUND RENT:

£100.00 per annum – see Service Charge below.

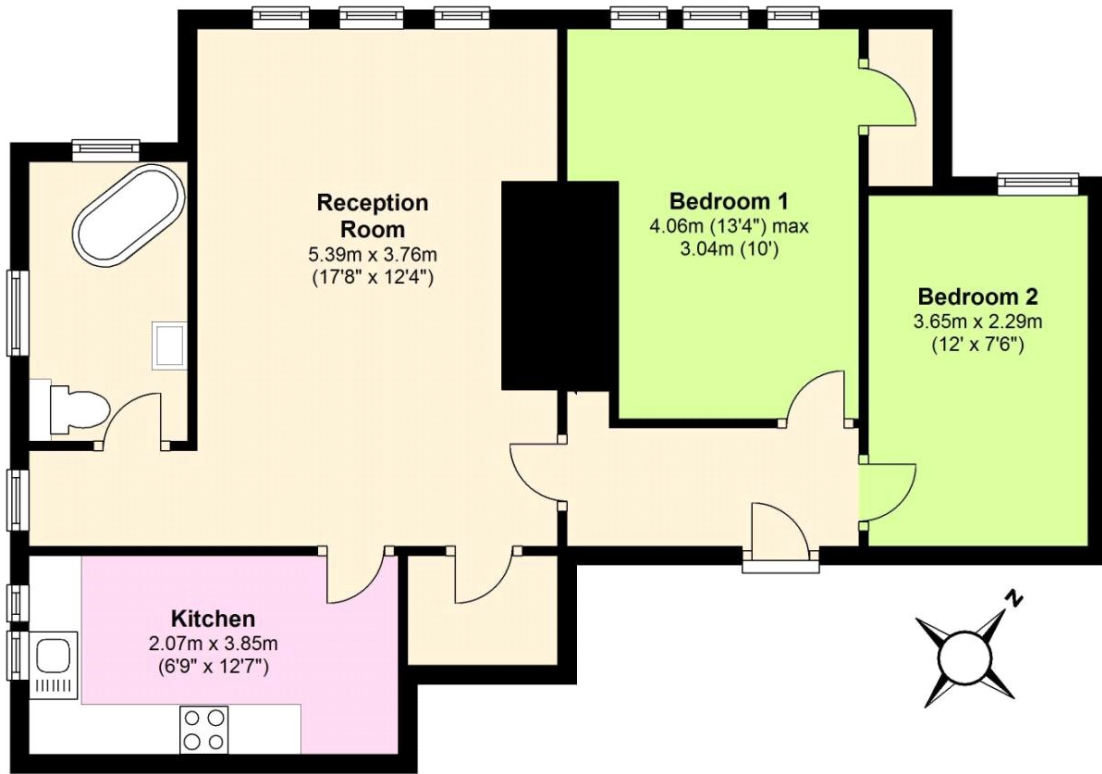
COUNCIL TAX:

London Borough of Islington. **COUNCIL TAX BAND: D** (£1,710.24 for 2022/23).

SERVICE CHARGE:

Within a range of £950.00 -£1,100.00 It includes Ground Rent, Building Insurance, cleaning of the common area, maintenance of the garden and common electricity bills.





Strathfield, Hornsey Lane N6

Approx. 64.1 sq. metres (690 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by every prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Winkworth and no guarantee as to their operating ability or their efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 69	Potential: 79
England, Scotland & Wales	EU Directive 2002/91/EC



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