



HILLTOP HOUSE, HORNSEY LANE N6
£300,000 LEASEHOLD

**A BRIGLY APPOINTED, ONE BEDROOM
 FIFTH FLOOR APARTMENT WITHIN A 1960'S
 BUILT, LIFT-SERVICED APARTMENT BLOCK.**

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A brightly appointed, one bedroom fifth floor apartment within a 1960's built, lift-serviced apartment block. The property is peacefully positioned at the rear of the building and due to its lofted position, enjoys delightful and leafy views and comes complete with a private garage and storage room in the basement. At a time of ubiquitous cost increases, it is reassuring to note that the property benefits from very reasonable service charge costs due to highly efficient building management.

Hilltop House is located toward the Crouch End Hill end of Hornsey Lane.

MATERIAL INFORMATION:

Tenure: Lease term to 31st May 2151.

Ground Rent: Peppercorn

Service Charges: Our client informs us that the current annual service charge is approx. £1,800.00.

Council Tax: Haringey Council BAND C (£1,770.95 for 2024/25).

Parking & Garage: Residents parking by permit. Garage 13 (located to rear of communal garden). The garage is held on a separate lease of 99 years from 1 June 1962 (less one day) with a £5.00 per annum Ground Rent. The garage is located at the rear of the communal garden – there are two garage terraces that face one another and it is the first garage on the left of these two terraces.

Utilities: Mains connected electricity, water and sewerage.

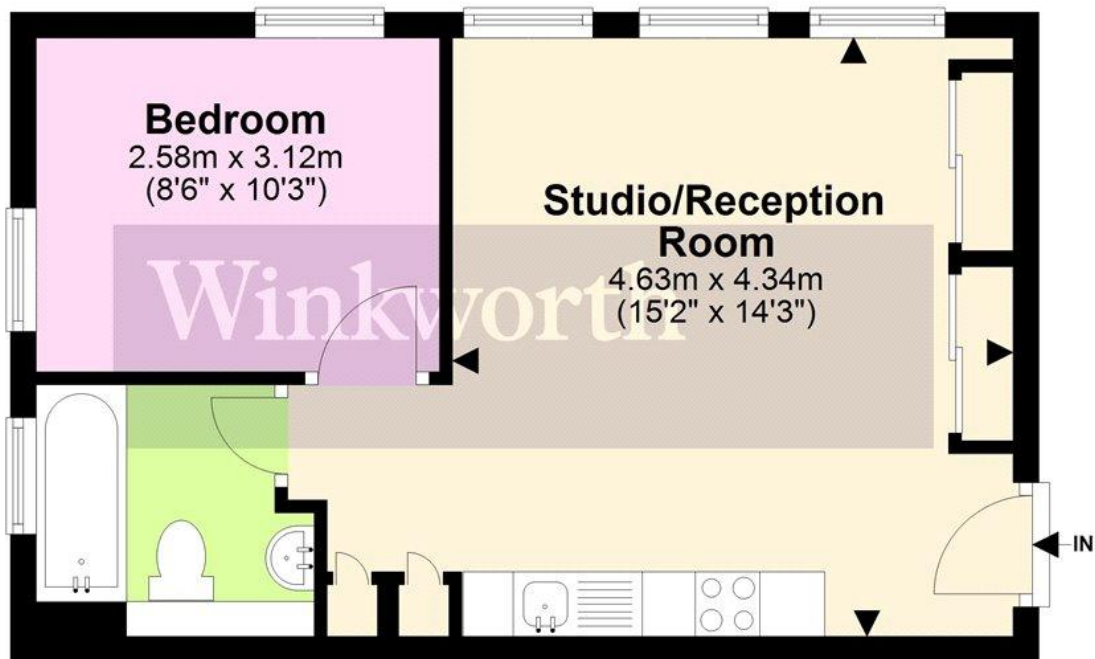
Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach & Virgin Media) with a high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and asphalt.

Heating: Electric.

Lease Covenants & Restrictions: TBA





Hilltop House, Hornsey Lane N6

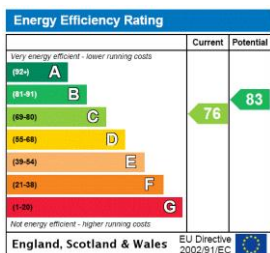
Approx. 35.1 sq. metres (377.3 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let.

Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.

Plan produced using PlanUp.

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.



Highgate | 020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.