

Northwood Hall, Hornsey Lane N6

2 1 1

£450,000 *Leasehold*

A superb two bedroom flat on the third floor of this landmark 1930s-built Art-Deco apartment block.

The property is presented for sale in excellent decorative condition and comprises spacious accommodation featuring a large reception room with bay window. The property has far-reaching views, beyond the communal gardens from two aspects and enjoys

KEY FEATURES

- 2 Bedrooms
- Large Reception Room
- Extraordinary Views
- Fitted Kitchen
- Modern Bathroom
- Chain-Free





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

Winkworth

for every step...



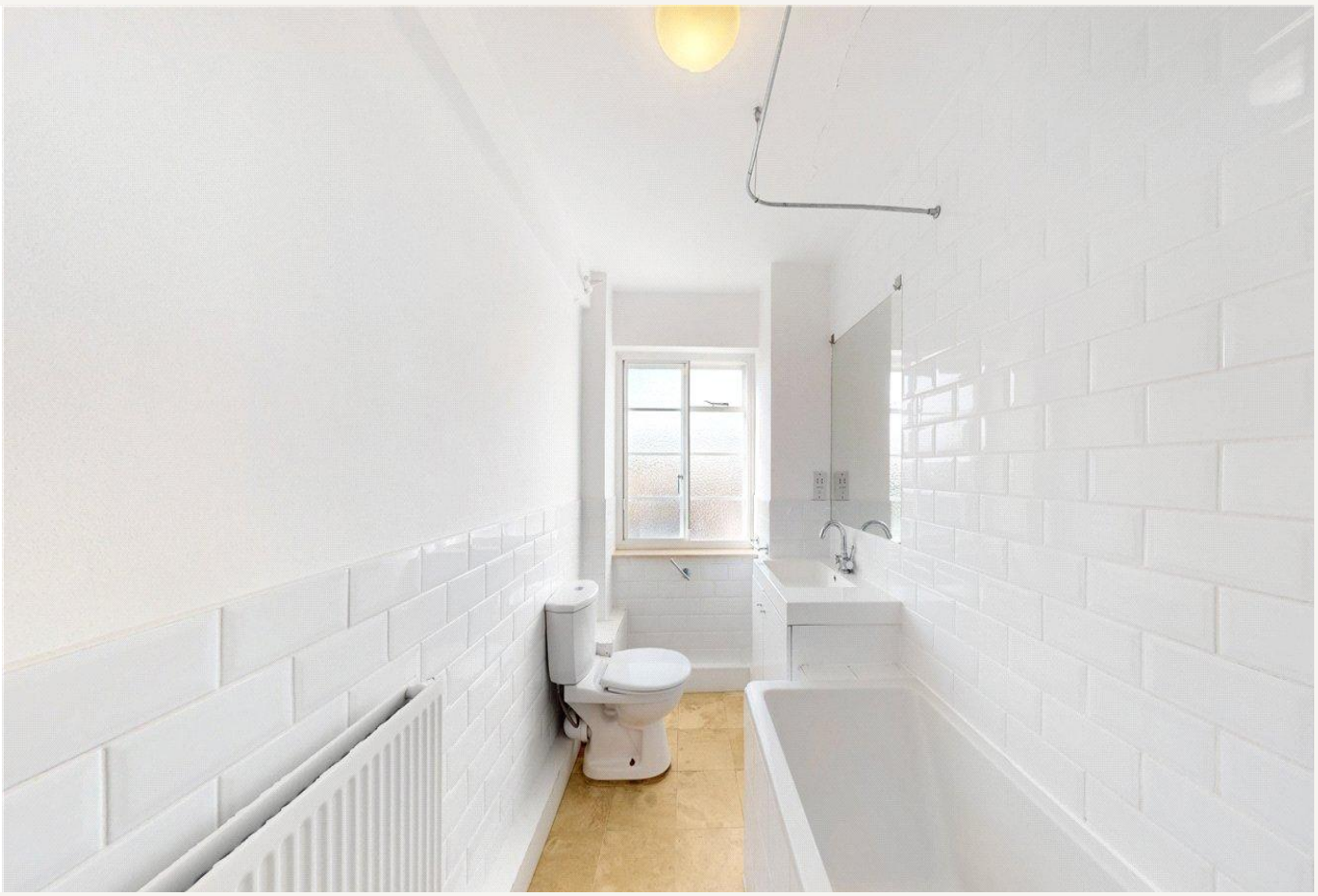
plenty of natural light thanks to its lofted, third-floor position. The property is chain-free and we recommend an early viewing.

Northwood Hall is located off Hornsey Lane, opposite Fitzwarren Gardens, within Highgate Conservation Area. It is ideally located for easy access to a variety of amenities including tube stations at Highgate or Archway, bus routes into the City and West End, local shops, Waterlow Park and historic Highgate Village.

















Hornsey Lane, N6 5PH

Approx Gross Internal Area = 55.5 sq m / 597 sq ft



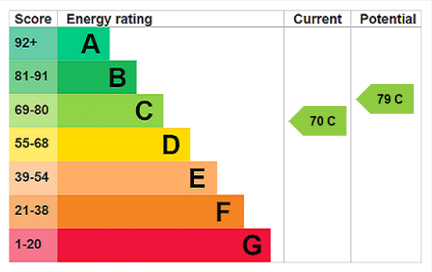
Third Floor

Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BleuPlan



MATERIAL INFORMATION:

Tenure: Lease term to 26th September 2191.

Service Charge: £3,655.88 per annum. There are works due for Fire Safety and according to the Managing Agent, these are expected to cost around £3,500.00 per flat.

Council Tax: Haringey Council BAND C (£2,056.70 for 2026/27).

Parking: Residents car parks - parking by permit.

Utilities: Mains connected electricity, water and sewerage.

Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach, Virgin Media and Hyperoptic) with a good outdoor, variable in-home level of mobile phone reception.

Construction Type: Brick and asphalt.

Heating: Communal heating and hot water.

Lease Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highgate

020 8341 1988 | highgate@winkworth.co.uk

https://www.winkworth.co.uk/sale/property/HGT240008

Winkworth

for every step...

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.