



**NORTHWOOD HALL, HORNSEY LANE N6**  
**£450,000 LEASEHOLD**

**A SUPERB, REDECORATED AND RE-CARPETED TWO  
BEDROOM FLAT ON THE THIRD FLOOR OF THIS LANDMARK  
1930'S-BUILT ART-DECO APARTMENT BLOCK.**

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### **DESCRIPTION:**

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

### **LOCATION:**

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.

### **MATERIAL INFORMATION:**

**Tenure:** Lease term to 26th September 2191 (167 years remaining).

**Service Charges:** £2,991.36 pa. This pays for a variety of items including hot water and heating, a porter service, communal lighting and cleaning, grounds maintenance, reserve fund and building insurance. The Managing Agent is KMP Solutions, Unit 8, First Floor, The Edge Business Centre, Humber Road, London NW2 6EW.

**Council Tax Band:** Haringey Council BAND C (£1,770.95 for 2023/24).

**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 very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and asphalt.

**Heating:** Communal heating and hot water.

**Lease Covenants:** Not to sub-let the flat without Freeholder consent (not unreasonably withheld).

**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 suitably covered.

**Other Matters:** There are plans afoot for the replacement of the passenger lifts in 2024.





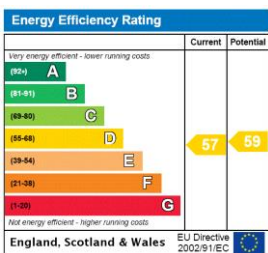
**Northwood Hall, Hornsey Lane N6**

Approx. 48.7 sq. metres (524.4 sq. feet)

Total area: approx. 48.7 sq. metres (524.4 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.



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