



HORNSEY LANE LONDON N6
£535,000 LEASEHOLD

A SUPERB, BEAUTIFULLY PRESENTED FIRST FLOOR CONVERSION TWO BEDROOM CONVERTED FLAT.

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

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DESCRIPTION:

The property comprises spacious living accommodation and is presented in excellent decorative condition with green-views from each of the principal rooms. Features include a spacious and light living room, one double and one single bedroom, a fitted kitchen and modern bathroom suite plus cosy purpose-built study area.

LOCATION:

The property is situated within the Highgate Conservation Area. It is conveniently located for easy access to a variety of amenities including either Highgate or Archway Tube Stations, the outside spaces of Waterlow Park or The Parkland Walk as well as local shops, places to eat and bus routes into the City or West End.

MATERIAL INFORMATION:

Tenure: LEASEHOLD – 125 years from 1st January 2006. **Ground Rent** is £100.00 pa.

Council Tax: London Borough of Islington. **COUNCIL TAX BAND: D** (£1,920.53 for 2024/25).

Service Charge: 11 % of Building's outgoings – this equates to around £154.74 per month (£1,856.88 per annum).

Parking: Residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage. Ultrafast Broadband is available (Openreach, and Virgin Media) with a very likely level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

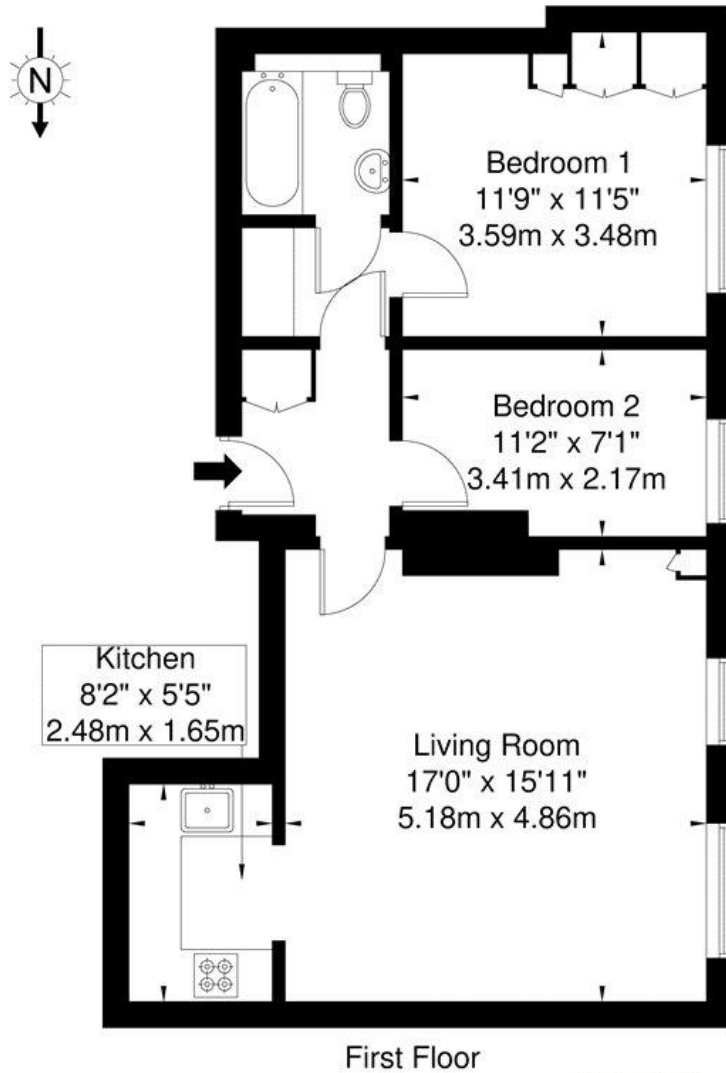
Heating: Gas central heating

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without obtaining a Freeholder-prepared Deed requiring the Tenant to observe the terms of the Lease. Not to keep any bird, reptile, 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.



Hornsey Lane, N6 5LX

Approx. Gross Internal Area = 60.4 sq m / 650 sq ft



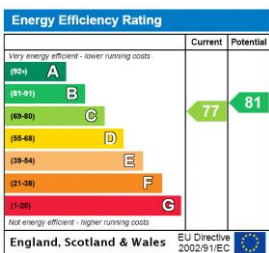
First Floor

Ref

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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.



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