



HORNSEY LANE GARDENS N6
£1,300,000 FREEHOLD

**A SUPERB 3-BEDROOM END-OF-TERRACE
TOWNHOUSE BOASTING A LUXURIOUS AND
MODERN DESIGN.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This luxurious, stylish property boasts 3 bedrooms, perfect for a growing family or professionals looking for ample space. The interior is clean and contemporary, with high-end finishes throughout. The accommodation is arranged over three levels and features a spacious living area that's perfect for entertaining, whilst on the top floor lies the main bedroom suite complete with bathroom and roof terrace. Further enjoy the outdoors in the private garden, perfect for al fresco dining or relaxing on sunny days. This property offers the very best of urban living so don't miss out on the opportunity to make this modern townhouse your new home. The property is conveniently situated for easy access to a variety of amenities including various schools, Highgate Tube Station, local bus routes into the City and West End, several open spaces (including The Parkland Walk, Highgate Wood and Waterlow Park) and local shops.

MATERIAL INFORMATION:

Tenure: Freehold.

Council Tax: Haringey Council BAND F (£3,189.25 for 2025/26).

Parking: Residents parking by permit.

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

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach & Virgin Media) with a good level of mobile phone coverage depending on your service provider.

Construction Type: Brick and green roof. A building warrant prevails with a few years remaining.

Heating: Gas central heating.

Flood and Erosion Risk: Very low.

Planning Permission and Proposals for Development: None aware.

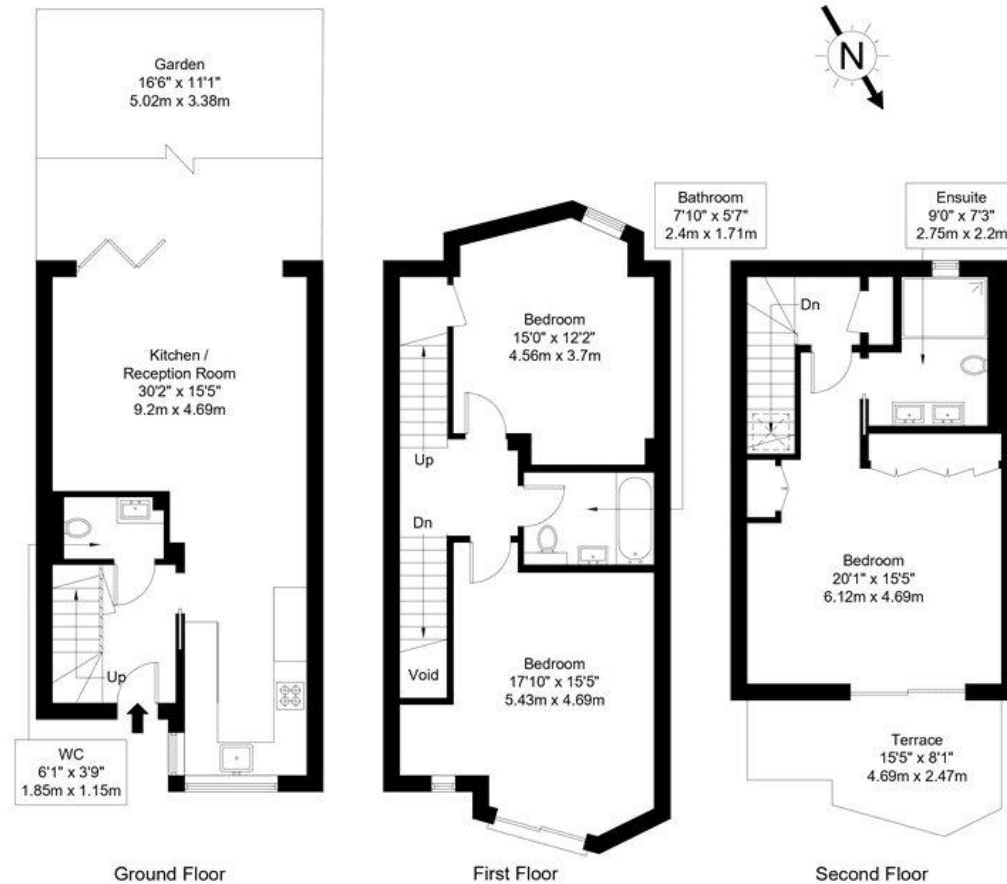


Hornsey Lane Gardens, N6 5PB

Approx Gross Internal Area = 123.4 sq m / 1328 sq ft

Terrace = 9.3 sq m / 100 sq ft

Total = 132.7 sq m / 1428 sq ft



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

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.