



NORTHWOOD HALL, HORNSEY LANE N6
£465,000 LEASEHOLD

**A SUPERB TWO BEDROOM FLAT QUIETLY SITUATED ON
 THE FIRST FLOOR AT THE REAR OF THIS 1930s BUILT
 LANDMARK APARTMENT BLOCK.**

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DESCRIPTION:

The property is presented in good decorative condition and comprises well-proportioned accommodation featuring a 14'1 x 12 reception room which provides access to a private balcony. Further features include a fully fitted kitchen, three piece bathroom suite and lovely views over the communal gardens from each room. 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 (166 years remaining).

Service Charges: £3,828.60 per annum (no Ground Rent). This pays for a variety of items including heating and hot water, building insurance, grounds maintenance, lighting and cleaning of communal parts, health and safety compliance, management fees etc.

Council Tax: Haringey Council BAND C (£1,770.95 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, Hyperoptic & Virgin Media) with a variable level of mobile phone coverage depending on your service provider.

Construction Type: Brick and asphalt.

Heating: Communal heating and hot water. Each flat has a Heat Interface Unit allowing independent control of the heating and hot water.

Flood and Erosion: None

Planning Permission and Proposals for Development: None known.

Property Accessibility and Adaptations: Suitable for wheelchair users.

Notable 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 Freeholder consent (not unreasonably withheld). No bird, dog or other animal shall be kept in the Flat without the previous consent in writing 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.

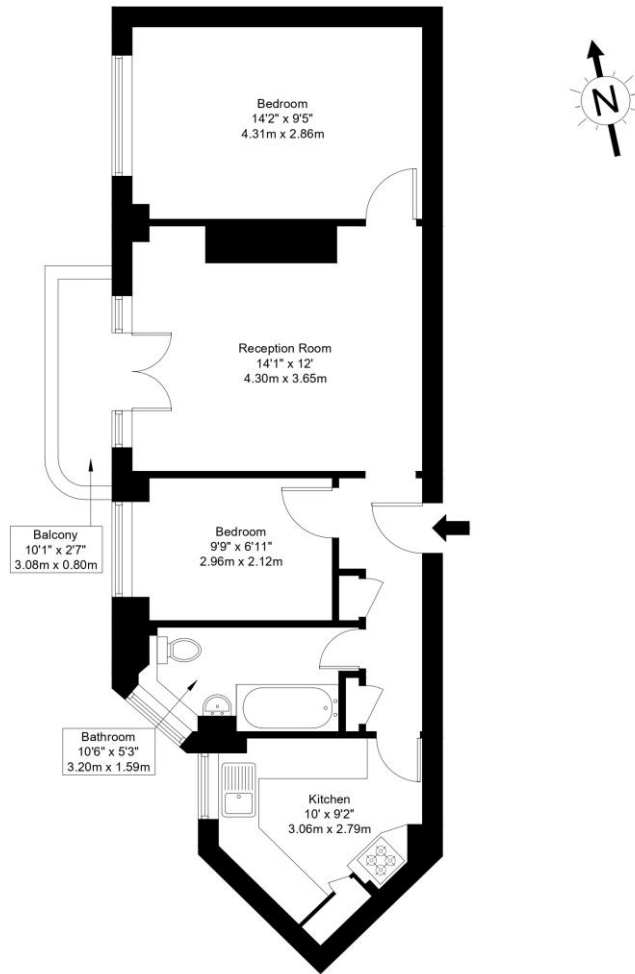


Hornsey Lane, N6 5PG

Approx Gross Internal Area = 52.2 sq m / 562 sq ft

Balcony = 2.5 sq m / 27 sq ft

Total = 54.7 sq m / 589 sq ft



First Floor

Ref :

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**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.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	69 C
39-54	E		
21-38	F		
1-20	G		

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