



LINDEN MANSIONS, HORNSEY LANE N6
£350,000 LEASEHOLD

**A CHAIN-FREE ONE BEDROOM GROUND
FLOOR FLAT WITH DIRECT ACCESS TO A
PRIVATE REAR GARDEN.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The property occupies a peaceful ground floor, rear position within this grand, period mansion building. It is presented in good decorative condition and comprises 427 sq. ft. accommodation and includes a reception room with French doors directly onto the private section of the rear garden. The property is located toward the Highgate Hill end of Hornsey Lane, within a quarter of a mile of Highgate Village, Waterlow Park and Archway Tube Station.

MATERIAL INFORMATION:

Tenure: 125 years from 1st January 1985. A share in the freehold will be included and a new lease too.

Service Charges: 3.92 % of Building Expenditure which is £1,247.46 for 2024/25).

Ground Rent: £100.00 per annum

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: Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

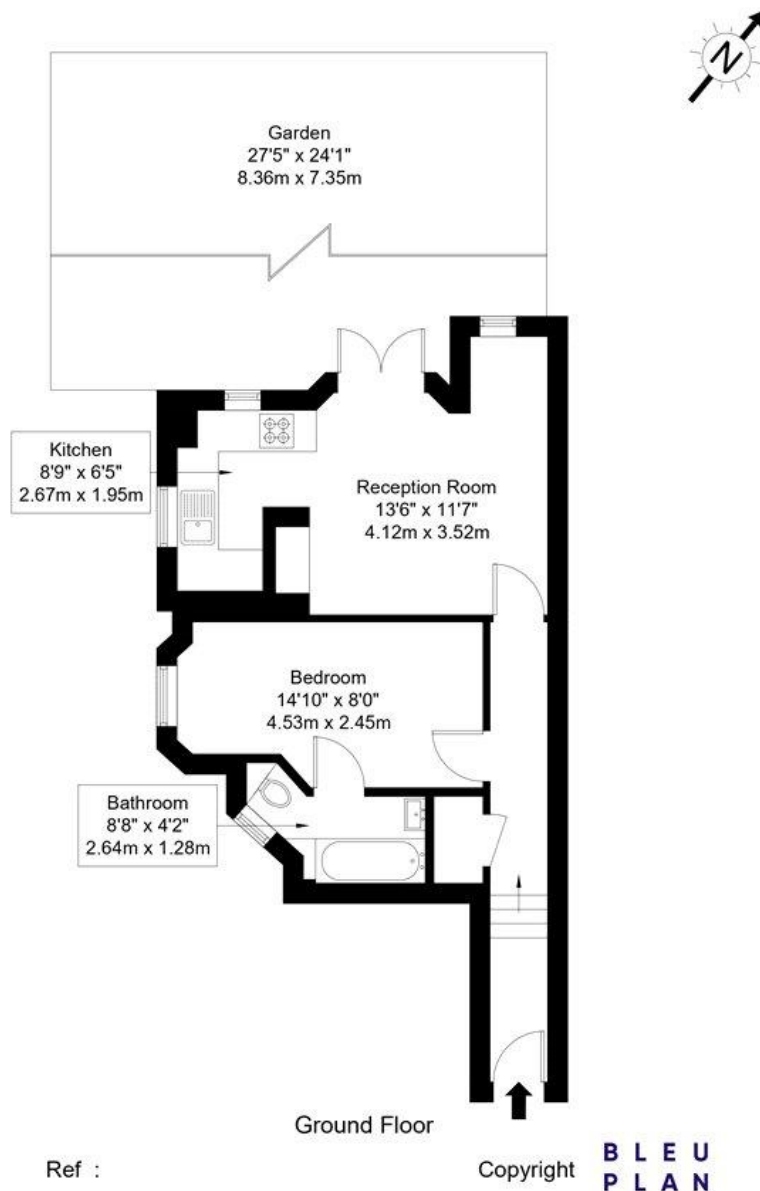
Heating: Gas central heating.

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile, dog or other animal in the Flat without the previous consent in writing of the Managers or their Agents 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 5LF

Approx Gross Internal Area = 39.7 sq m / 427 sq ft



Ref :

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		
81-91	B		
69-80	C	69 C	77 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.