



FORTIOR COURT, HORNSEY LANE N6
£750,000 SHARE OF FREEHOLD

**AN OUTSTANDING AND GENEROUSLY PROPORTIONED
 TWO BEDROOM FIRST FLOOR APARTMENT AT THE
 REAR OF THIS LIFT-SERVICED APARTMENT BLOCK.**

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DESCRIPTION:

The property is southerly orientated and peacefully positioned at the rear of the building and is presented in excellent decorative condition. The accommodation comprises 1035 sq.ft. living space featuring two double-sized bedrooms and two bathrooms. Of particular interest is the reception room and fully fitted open-plan kitchen creating a combined space of 28 x 15'11, off which there is access to a private balcony. Residents of Fortior Court enjoy use of a substantial communal garden and the flat comes complete with a private garage and share of freehold.

Fortior Court is located on the Islington side of Hornsey Lane, close to the opposite side of Hornsey Lane Gardens. Archway Tube Station (Northern Line, Zone – 2) is within half a mile as are the grounds of Waterlow Park. The coffee/public houses of Highgate Village and the varied selection of shopping choices in Crouch End are within one mile.

MATERIAL INFORMATION:

Tenure: 999 years from 24 June 2007 with SHARE OF FREEHOLD.

Service Charges: Our client informs us that the service charge for 2025/26 is £3,099.00 with an additional £1,444.00 paid into the Building Reserve. The service charge pays for a variety of items including building insurance, garden maintenance, lift maintenance, cleaning and lighting of communal parts, health and safety compliance checks, management fees etc.

Council Tax: Islington Council BAND E (£2,458.89 for 2025/26).

Parking: Private garage (10).

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

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of the other flats comprised in the Building shall be kept in the flat.

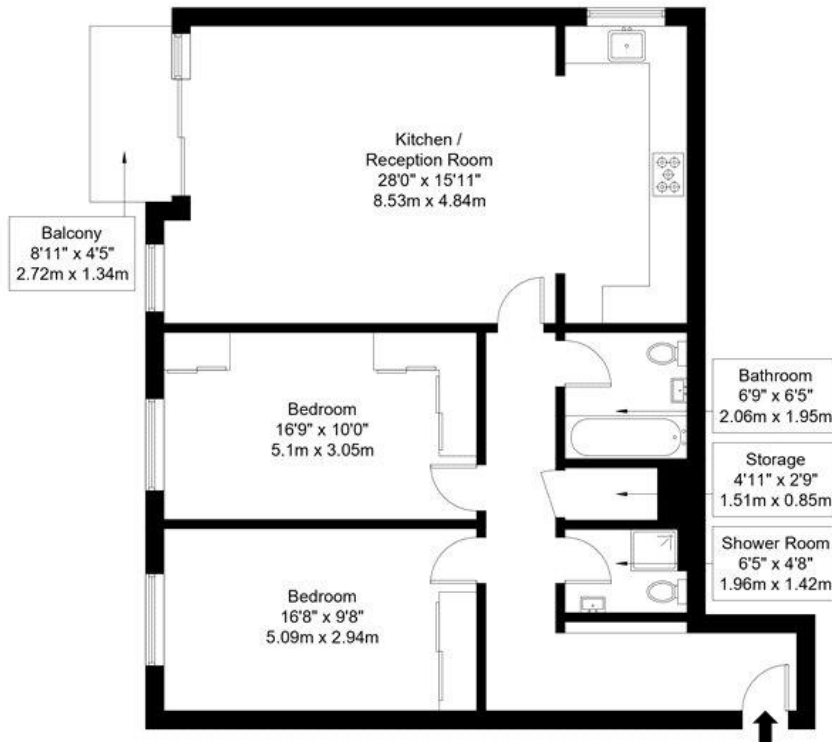
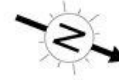


Hornsey Lane, N6 5LD

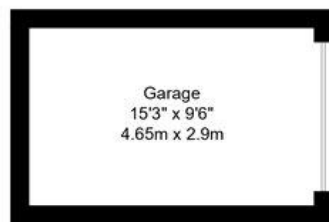
Approx Gross Internal Area = 96.2 sq m / 1035 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 109.7 sq m / 1180 sq ft



First Floor



Ground Floor

Ref :

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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	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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