



FITZWARREN HOUSE, HORNSEY LANE, N6
£350,000 LEASEHOLD

**A TWO BEDROOM GROUND FLOOR APARTMENT
WITHIN THIS SOUGHT-AFTER INDEPENDENT LIVING
RETIREMENT BLOCK AVAILABLE TO AGES 60+.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A chain-free, two bedroom ground floor apartment within this sought after independent living retirement block available to ages 60+. Featuring a sunny southerly facing open-plan reception-kitchen area with direct access to a private balcony overlooking the communal gardens. There are 2 bedrooms, family bathroom and ample storage in the flat. Further benefits include video entrance system, emergency alarm system, weekly cleaner, communal garden, residents' lounge, kitchenette and conservatory as well as non-allocated off-street parking.

LOCATION:

Conveniently located for transport links to central London (Northern Line zone 2), Waterlow Park and all the amenities of historic Highgate Village including Lauderdale House and the Highgate Literary and Scientific Institution. Offered for sale with a long lease.

TENURE, SERVICE CHARGE, GROUND RENT AND COUNCIL TAX:

Leasehold – 999 years from 1st July 1990. The Service Charge for 2021/22 is £7,435.68. For Ground Rent, please refer to page 23 of the lease (copy on demand). The property sits in the London Borough of Islington: **Council Tax Band is F** (£2,470.35 for 2022/23).

AT A GLANCE:

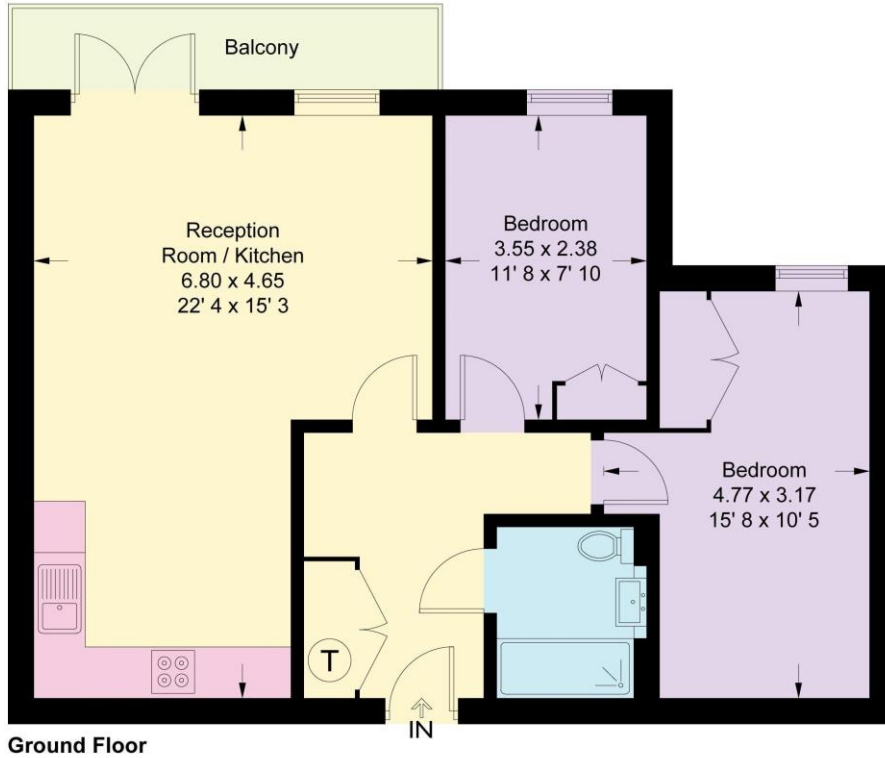
- Retirement apartment for 60 plus
- Ground floor overlooking communal gardens
- Sunny south facing open-plan reception-kitchen
- Two bedrooms
- Private south-facing balcony
- Communal garden, conservatory, residents' lounge & kitchenette
- Cleaner
- Non allocated off-street parking
- Close to Village, transport and Waterlow Park
- Long lease & chain free





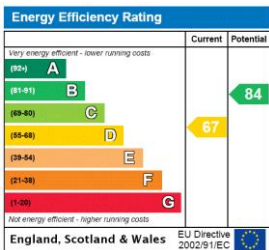
Fitzwarren House

Approximate Gross Internal Area = 681 sq ft / 63.3 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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.



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

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.