



Northwood Hall, Hornsey Lane N6

£460,000 *Leasehold*

2  1  1 

A superb two bedroom, ground floor apartment within a landmark Highgate block with porter service.

The property is presented in good decorative condition and comprises 570 sq. ft. accommodation. The flat is peacefully located at the rear of the building and enjoys a secluded setting. Features include a 19'2 x 13'7 reception room/fitted kitchen and modern

KEY FEATURES

- Two Bedrooms
- Porter Service
- Extensive Communal Gardens
- Communal Heating (individually controlled) and Hot Water.
- Good Decorative Condition



Highgate

020 8341 1988 | highgate@winkworth.co.uk

Winkworth

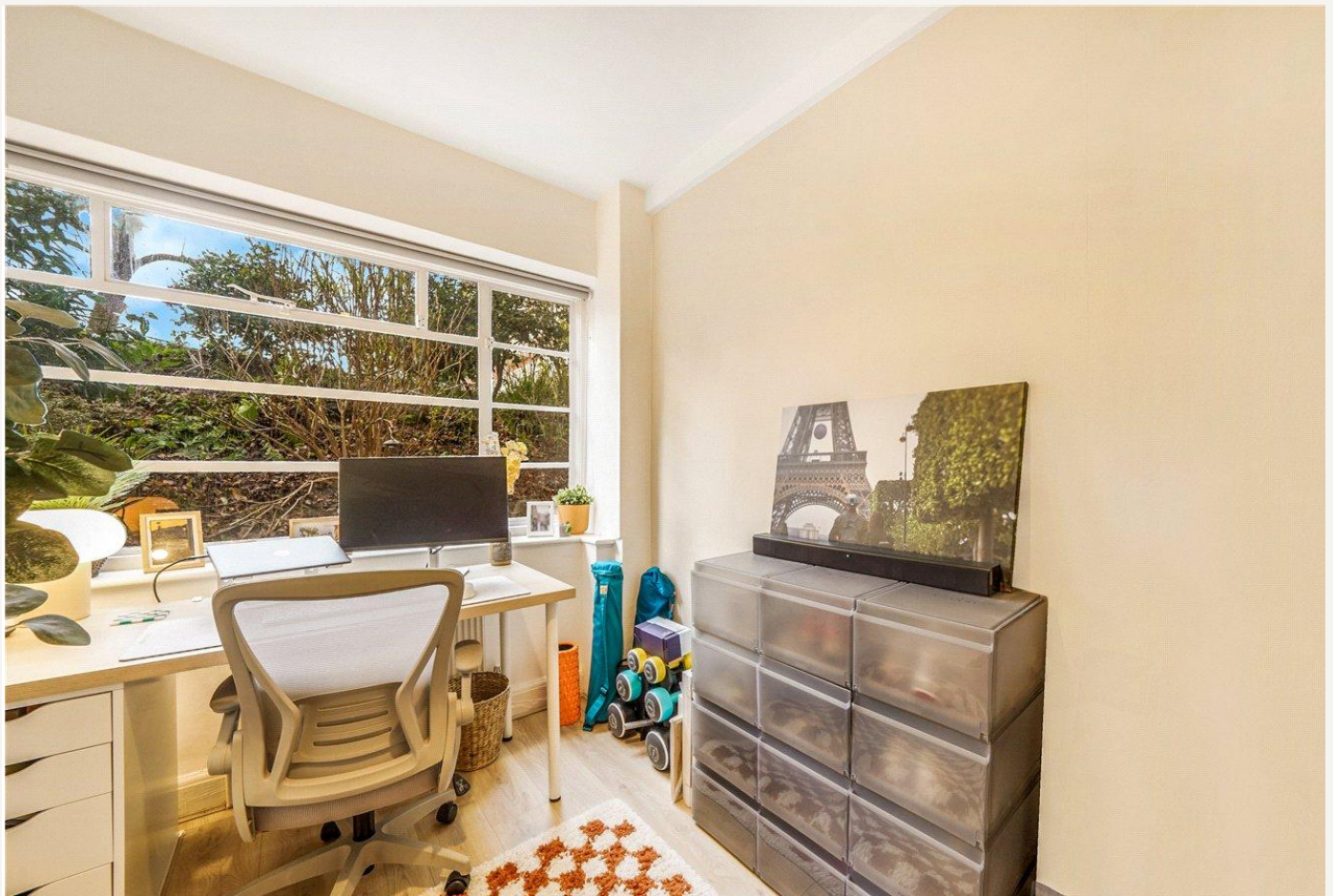
for every step...



bathroom.

Northwood Hall is located on Hornsey Lane, opposite Fitzwarren Gardens. It is conveniently located for easy access to a variety of amenities including Highgate or Archway Tube Stations, the open spaces of The Parkland Walk or Waterlow Park as well as the shops and dineries of Highgate Village. In addition, the varied selection of shops, café's and restaurants of Crouch End are also within close proximity.





MATERIAL INFORMATION:

Tenure: Lease to 26th September 2191.

Service Charge: £3,236.52 per annum (day-to-day service charge). This pays for a variety of items including hot water and heating.

Council Tax Band: Haringey Council **BAND C** (£1,962.61 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 good level of coverage for mobile phones.

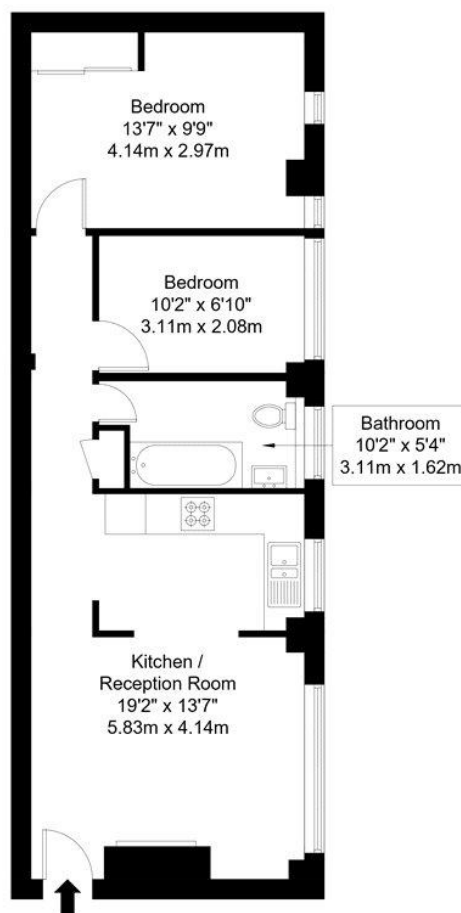
Construction Type: Brick and asphalt.

Heating: Communal heating and hot water.

Lease Covenants & Restrictions: TBA.

Northwood Hall, N6 5PE

Approx Gross Internal Area = 53 sq m / 570 sq ft



Lower Ground Floor

Ref :

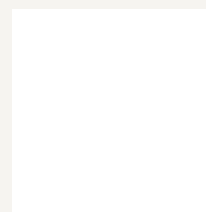
Copyright

**B L E U
P L A N**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HGT260005>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highgate

020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

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.