



HORNSEY LANE, HIGHGATE, LONDON, N6  
£750,000 SHARE OF FREEHOLD

AN EXTRAORDINARILY SPACIOUS AND  
ELEVATED TWO BEDROOM APARTMENT IN A  
HIGHLY REGARDED, LIFT-SERVICED

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

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## DESCRIPTION:

If you need space, lots of space and absolutely must have two double bedrooms along with two bathrooms (one shower room) then look no further as this may well be the home for you. This generously-proportioned apartment has all the room you could need and has a private balcony off the impressively-sized reception room. It's also bright because it's on the third floor and fear-not a climb comparable to scaling Everest because there's a lift to elevate you. There's even an allocated off-street parking space and share of freehold – what more could you want?

## LOCATION:

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:** The lease is 999 years from 24<sup>th</sup> June 2007 with a SHARE OF FREEHOLD.

**Service Charge:** The annual service charge is £4,332.38 FOR 2023/24. This pays for a number of things including garden maintenance, lift maintenance, building insurance, Reserve Fund contribution, cleaning of communal areas, general maintenance. The Managing agents are Hallmark, 8 The Pavillion Business Centre, 6 Kinetic Crescent, Innova Park, Enfield En3 7FJ. Tel: 01992 761 419.

**Council Tax:** Islington Council, **COUNCIL TAX BAND: E** (Islington - £2,217.59 for 2023/24).

**Parking:** Allocated off-street parking space (parking space 3).

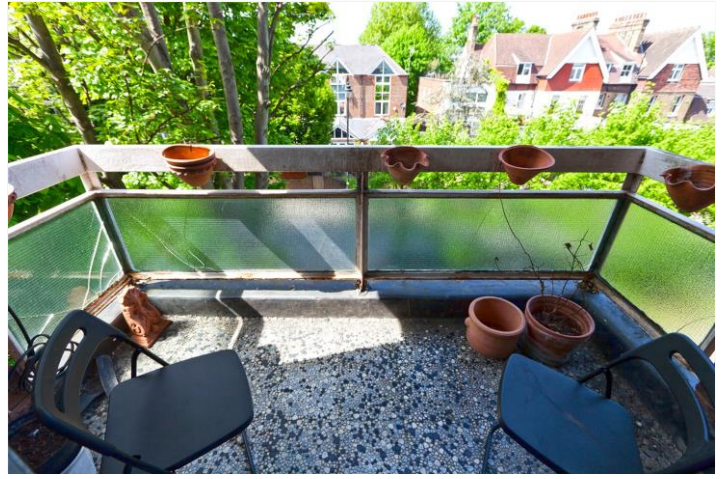
**Construction Type:** The building is an early 1970's brick construction. The

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

**Broadband & Data Coverage:** Ultrafast broadband is available (Openreach & Virgin Media) and the area has a 5G mobile data service coverage.

**Heating:** Gas central heating.

**Lease Covenants/Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. The kitchen and bathroom floors to be covered with thermoplastic materials with carpet and underlay in each other room. Not to keep in the flat a bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of other flats in the building.



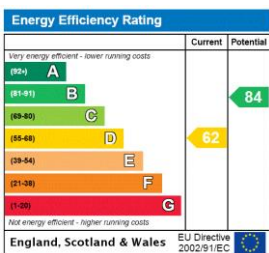


**Fortior Court N6**

Total area: approx. 90.8 sq. metres (977.6 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
Plan produced using PlanUp.

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.



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