



HORNSEY LANE, HIGHGATE, LONDON, N6
£475,000 LEASEHOLD

**AN OUTSTANDING AND EXTRAORDINARILY
LARGE ONE BEDROOM APARTMENT WITH
DIRECT ACCESS TO A PRIVATE GARDEN.**

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DESCRIPTION:

Comprising 769 sq. ft. accommodation, this excellent apartment is presented for sale in good decorative condition and is generous in size. It is the entire lower ground floor of the building and features include a large, fully fitted kitchen/diner and sizeable reception room that provides direct access to a private lawned garden with a newly decked area. The flat also has its own private front entrance (non-communal).

LOCATION:

The property is located within Islington's Highgate Hill/Hornsey Lane Conservation Area, at the Highgate Hill end of Hornsey Lane, within close proximity of either Highgate or Archway Tube Stations and Highgate Village. The property is ideally located for easy access to numerous other amenities including local bus routes into the City/West End, various shops and the open spaces of Waterlow Park, Highgate Wood, The Parkland Walk and Hampstead Heath.

MATERIAL INFORMATION:

Tenure & Ground Rent: The property is held on a 125 year lease from 1st January 2006 with annual Ground Rent of £100.00.

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

Service Charge: The service charge apportionment for this flat is 7.5% of total costs. For the current financial year, the service charge is £2,800 which is double the usual amount due to extensive external periodic repairs currently in action. The service charge pays for numerous items including building insurance, window cleaning, communal electricity, repairs and maintenance, reserve fund contribution etc. The Managing Agent for the building is Prime Property Management, 2 Falcon Gate, Shire Park, Welwyn Garden City, Herts AL7 1TW. Tel: 01707 902434.

Utilities: The building is serviced with mains water, gas and sewerage.

Broadband & Data Coverage: Ultrafast Broadband is available (Virgin Media and Openreach) with a very high confidence level of 5G mobile data coverage.

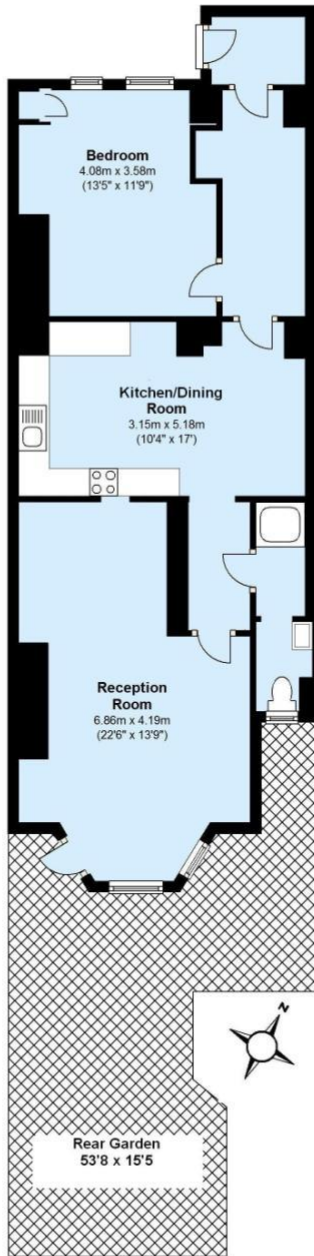
Construction Type: Brick and slate.

Parking: The nearest parking is in Fitzwarren Gardens which is a CPZ Mon-Fri 10am-2pm.

Heating: Gas central heating.

Lease Restrictions: The lease prohibits the keeping of birds, reptiles, dogs or any other animal without the Freeholder's prior consent (point 8 on page 6 of the lease). Point 14 on page 7 of the lease requires each room to be covered with underlay and carpet (except the kitchen and shower room). However, the flat currently has a wood floor in the main hall, reception room and internal hall.



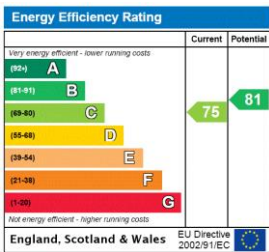


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Total area: approx. 71.5 sq. metres (769.62 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here all measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller or Winkworth and no responsibility is taken for any error, omission or mis-statement. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of the information contained in these plans. The services, systems and appliances listed in this specification have not been tested by Winkworth and no guarantee as to their operating ability or their efficiency can be given.
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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.



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