



HORNSEY LANE, N6  
£650,000 SHARE OF FREEHOLD

AN OUTSTANDING THREE BEDROOM TOP FLOOR, SPLIT-LEVEL CONVERTED APARTMENT WITH OFF-STREET PARKING.

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### DESCRIPTION:

This superb apartment occupies the two uppermost floors of this imposing semi-detached, Victorian-built former house. It is presented for sale in good decorative condition and comprises spacious living accommodation with a house-style feel due to its separate levels. The property is also light and airy because it enjoys a lofted position, with leafy views and receives natural light from three aspects. Plenty of storage is afforded too with eaves spaces and built-in cupboards throughout.

We strongly recommend an early viewing.

### LOCATION:

The property is conveniently located for easy access to a variety of local amenities including Tube transportation at Archway and the North London Line at Crouch Hill. There are several places to take-in a walk and fresh air including The Parkland Walk (London's longest linear Local Nature Reserve), Waterlow Park and Highgate/Queens Wood. The property is also well-served by local shops and sits within the catchment areas of Coleridge Primary School (Ofsted Outstanding-rated).

### TENURE:

999 year lease from 25<sup>th</sup> March 1977 with SHARE OF FREEHOLD (25% share).

### SERVICE CHARGE:

Informal arrangement on an ad-hoc basis.

### COUNCIL TAX:


London Borough of Islington. COUNCIL TAX BAND: D (£1,710.24 for 2022/23)

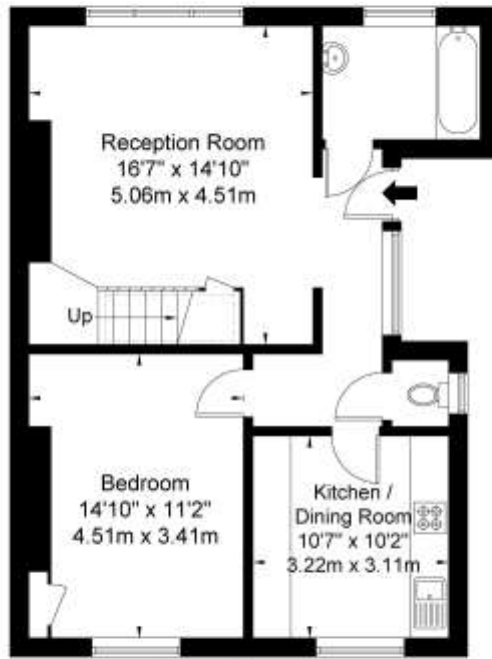


# Hornsey Lane N6 5NS

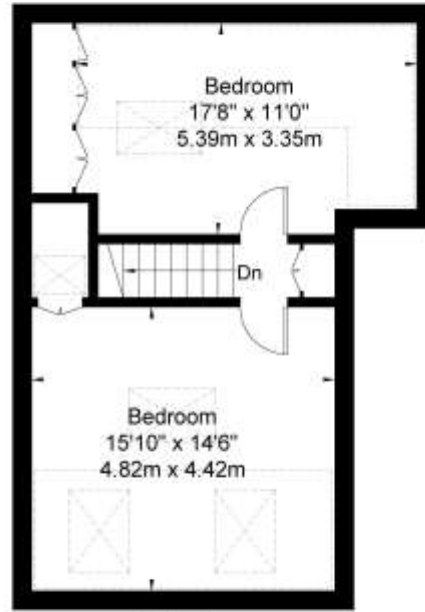
Approx Gross Internal Area = 108.7 sq m / 1170 sq ft



 = Reduced headroom below 1.5m / 5'0"



Second Floor



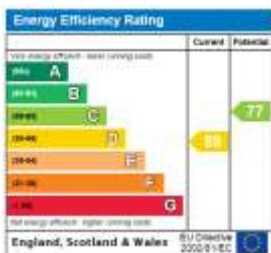
Third Floor

Ref

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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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