



PRINCESS COURT, HORNSEY LANE, N6
£625,000 SHARE OF FREEHOLD

**A SUPERB TWO BEDROOM, PURPOSE BUILT FLAT
SITUATED ON THE FIRST FLOOR OF A LIFT-SERVICED
APARTMENT BLOCK WITH AN EXTENSIVE, LEAFY
RESIDENTS' GARDEN.**

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DESCRIPTION:

A superb two bedroom, purpose built flat situated on the first floor of a lift-serviced apartment block with an extensive, leafy residents' garden. The property comprises 932.16 sq. ft. of accommodation and is presented in good decorative condition. Of particular interest is the large reception room leading to a private balcony whilst the main bedroom enjoys an en suite bathroom.

An early viewing is highly recommended.

LOCATION:

Princess Court is located where Hornsey Lane meets Stanhope Road, within 0.7 miles of either Highgate or Archway tube stations (each Northern Line), The Parkland Walk (London's largest linear Local Nature Reserve, providing 4.5 miles of walking bliss), Waterlow Park, historic Highgate Village and the shops and restaurants of Crouch

End.

MATERIAL INFORMATION:

Tenure: 125 year lease, less 3 days, from 25 March 1982 with SHARE OF FREEHOLD.

Service Charges: Approximately £2,600.00 per annum with comprehensive services provided and no additional Ground Rent charges. Includes contribution towards regular block refurbishment and maintenance (information supplied by client).

Council Tax: Haringey Council BAND: E (£2,575.63 for 2024/25).

Parking: Private, allocated, off-street parking comes with the flat. An additional on-street parking permit can be purchased from Haringey Council.

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

Broadband and Data Coverage:

Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

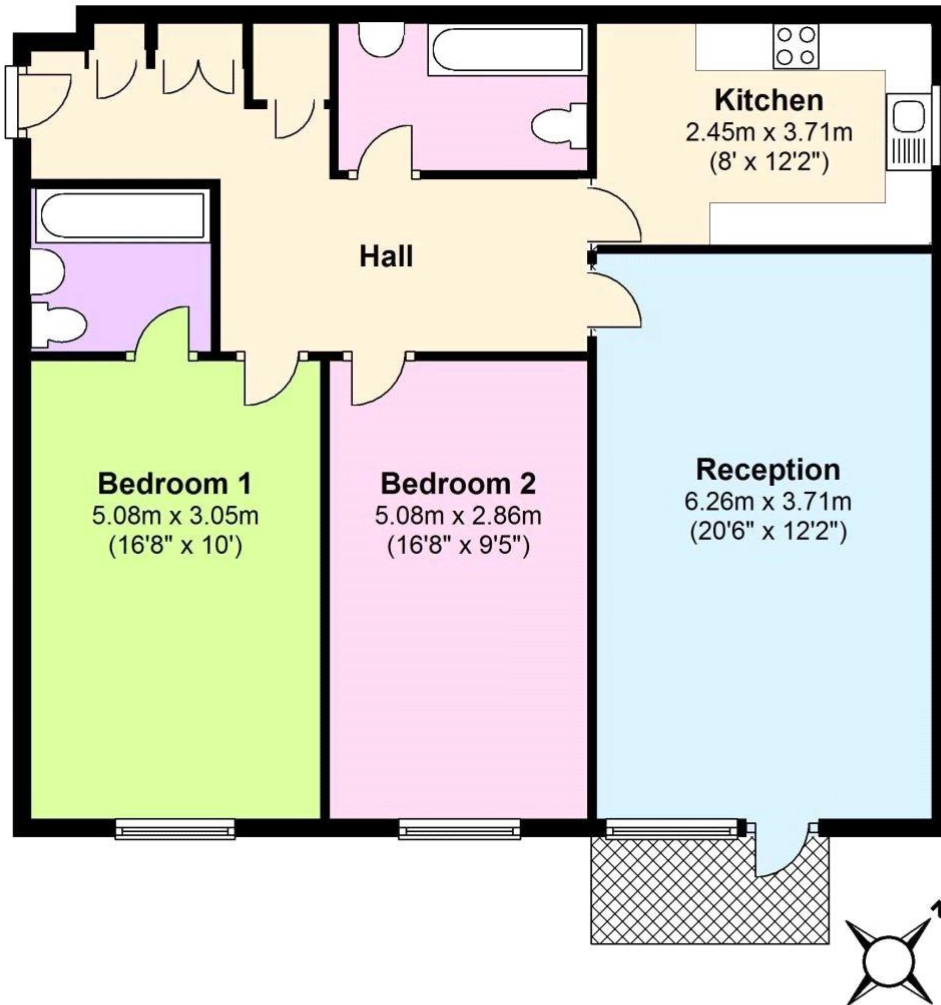
Construction Type: Brick and asphalt.

Heating: Gas central heating.

Lease Covenants & Restrictions:

Not to use the Flat for any purpose whatsoever other than as a private residential flat. Can be sub-let as a rental property subject to straight-forward and rapid tenancy registration process with Freeholder. Flat owners will be shareholders in Freehold ownership, with the opportunity to join the Board of Directors if they wish, influencing the character and community of the block. To keep the floors close carpeted or covered by some other satisfactory sound-deadening material.





Princess Court, Hornsey Lane N6

Total area: approx. 86.6 sq. metres (932.16 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by every prospective purchaser. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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.

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