



This elegant Victorian apartment is situated in a prime elevated position on this quiet tree-lined residential street.

**Hornsey Lane Gardens, Highgate, London, N6**

£1,150,000 Leasehold (962 years remaining)

**savills**



Open-plan kitchen • Reception room • 3 bedrooms (1 en suite)  
• Further bathroom • Garage • Cellar • Patio/garden

### About this property

This exceptional family home arranged on the ground floor of a Victorian build offers beautifully proportioned rooms throughout and benefits from a charming rear patio and garden.

The property extends to approximately 1,362 sq ft. It is flooded with natural light, offers an open-plan kitchen/reception room with dining area and two double bedrooms (one en suite). There is also a further bedroom, bathroom, cellar and garage.

### Local Information

Hornsey Lane Gardens is an attractive residential street within easy reach to the historic Highgate Village (1.1 miles), celebrated pubs, independent shops and irresistible eateries.

The expansive green open spaces of Hampstead Heath, Highgate Wood and Parkland Nature Reserve are also nearby (approximately 0.4 - 2 miles). For transport Highgate Underground Station (Northern Line) is approximately 0.7m away and Crouch End Broadway is approximately 1.1m distant.

The area offers excellent educational opportunities with two top private schools, Highgate School (co-educational day school for ages 3-18; 1 mile) and Channing (girls day school for ages 4-18; 0.6 miles). There are also two well regarded state primaries, St Michael's and Highgate Primary plus nursery schools. Private school buses from the Village also serve Haberdasher's Aske's & North London Collegiate.

### Tenure

Leasehold (962 years remaining)

### Local Authority

London Borough Of Haringey

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.

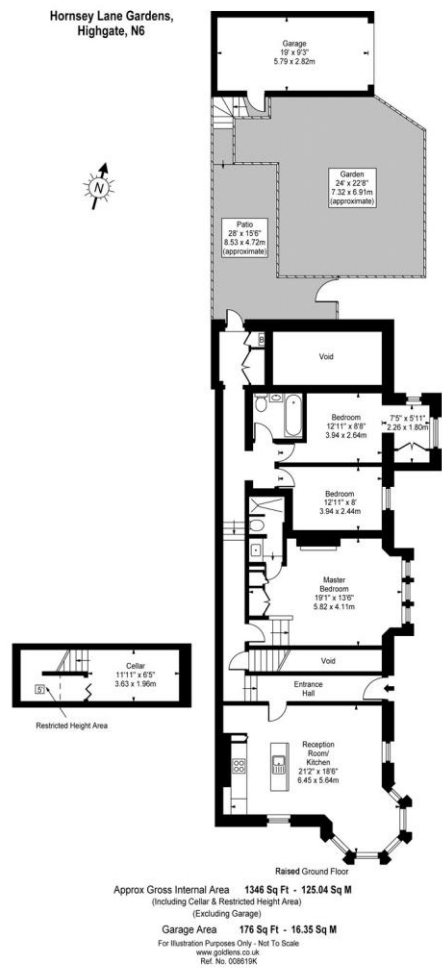






Hornsey Lane Gardens, London, N6  
Gross Internal Area 1346 sq ft, 125.0 m<sup>2</sup>  
(Including Garage) 1522 sq ft, 141.4 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	64	79
(81-91) B		
(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

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