



ARTHUR HENDERSON HOUSE, HAZELLVILLE ROAD N19
£499,950 LEASEHOLD

WE ARE DELIGHTED TO PRESENT THIS
SUPERB TWO BEDROOM, FIRST-FLOOR
APARTMENT IN A PRIME LOCATION.

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

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DESCRIPTION:

Located in a sought-after area bordering Highgate/Crouch End and Archway, this elegant period first floor apartment offers a luxurious living experience. Boasting two spacious bedrooms, a bright and airy living room, a large modern kitchen with integrated appliances, and a stylish bathroom, this property is perfect for those seeking a comfortable and convenient lifestyle.

The apartment features a private balcony, ideal for enjoying a morning coffee or evening glass of wine. Situated in a purpose-built building, residents benefit from a secure entry system and a communal garden.

LOCATION:

Conveniently located near local amenities, including shops, restaurants, and transport links, this property is perfect for professionals and families alike. Don't miss the opportunity to make this stunning apartment your new home. Contact us today to arrange a viewing.

MATERIAL INFORMATION:

Tenure: 125 years from 25th March 1998.

Ground Rent: £10.00 per annum.

Service Charges: Although not verified as yet, our client informs us this equates to £2,544.00 per annum. This pays for a variety of items including block maintenance, building insurance, communal electricity, entry phone repairs, Estate repairs and maintenance, fire safety, management fees, Tenant Management Organisation and maintenance.

Council Tax: Islington Council BAND C (£1,707.13 for 2024/25).

Parking: Residents parking by permit.

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

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

Construction Type: Brick and tile.

Heating: Gas central heating.

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the Building.

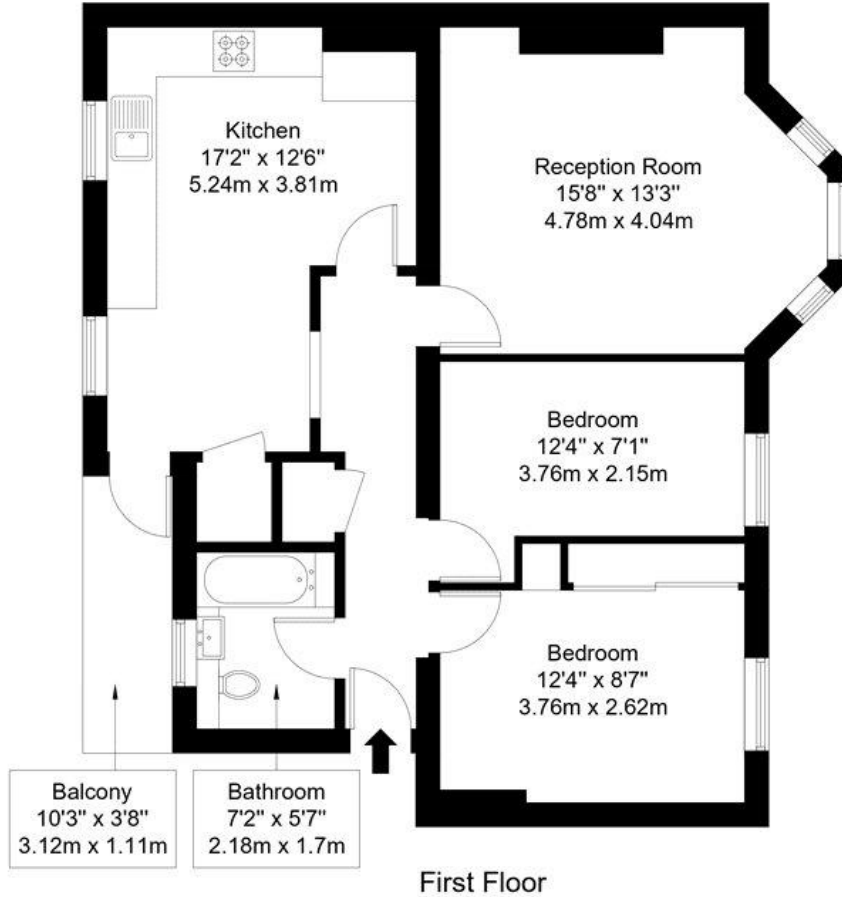
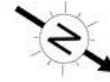


Hazellville Road, N19 3BN

Approx Gross Internal Area = 70 sq m / 753 sq ft

Balcony = 3.5 sq m / 38 sq ft

Total = 73.5 sq m / 791 sq ft

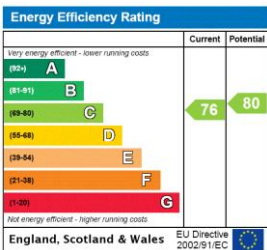


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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