



**THORNBURY SQUARE, N6**  
**£750,000 SHARE OF FREEHOLD**

**A LARGE TWO BEDROOM GROUND FLOOR APARTMENT  
WITH DIRECT ACCESS TO A PRIVATE REAR GARDEN AND  
THE ADDITION OF A FRONT BALCONY.**

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## DESCRIPTION:

A two bedroom ground floor apartment situated in a private gated purpose built block and forming part of one of Highgate's most popular complexes. Internally, boasting an abundance of space, the accommodation comprises a large entrance hallway, spacious facing reception room which opens onto a balcony, a fully fitted kitchen, two double bedrooms (the primary bedroom benefiting from fitted wardrobes and en-suite shower room) and a family bathroom whilst having direct access to a private, rear patio garden. Additional benefits to this superb property are the use of a resident's only indoor swimming pool and sauna as well as an underground parking space and separate storage locker. The block also benefits from having a lift and a video entry system.

## MATERIAL INFORMATION:

**Tenure:** 125 year lease from 29th Sept 1986 with **SHARE OF FREEHOLD**.

**Service Charges:** £6,582.00 per annum. This pays for a variety of items including building insurance, cleaning of communal parts, tree works, fire safety, entry phone maintenance, general repairs, management and professional fees, security gates, swimming pool maintenance, lift maintenance, reserve fund contribution.

**Council Tax:** Islington Council BAND F (£2,774.10 for 2024/25).

**Parking:** Private, allocated covered parking (bay 3). Located via a secure gate under the building. Use of the visitors parking area in addition.

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

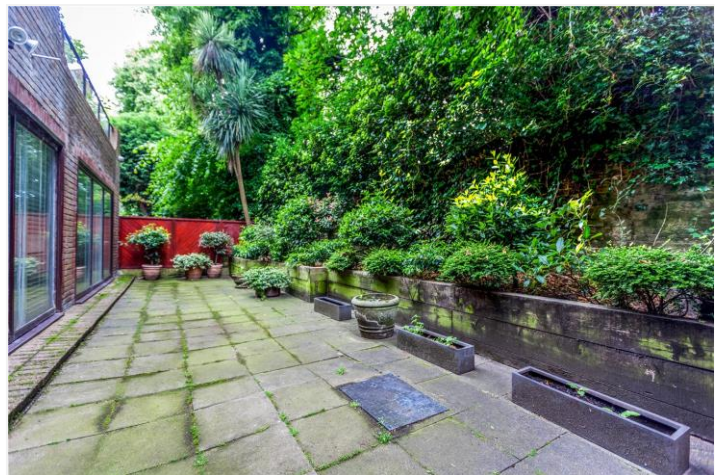
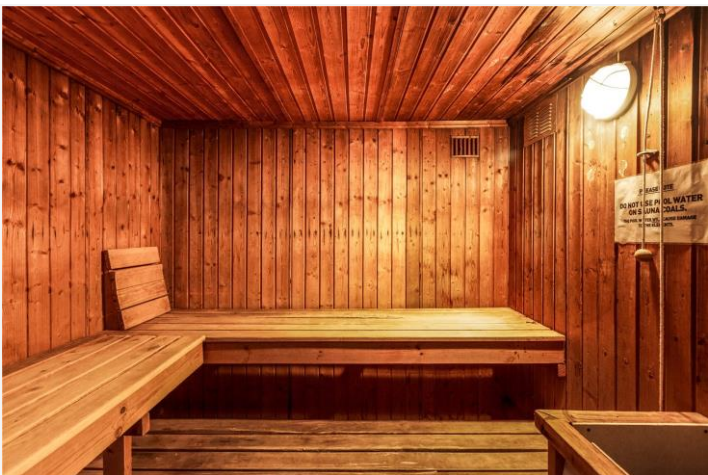
**Broadband and Data Coverage:** A Superfast Broadband service is available (via Openreach) with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and tile.

**Heating:** Gas central heating.

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile, dog or other animal in the Flat without the written permission of the Management Company. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.









**Thornbury House, Thornbury Square N6**  
 Total area: approx. 81.8 sq. metres (880.5 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
 Plan produced using PlanUp.

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	82
(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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