



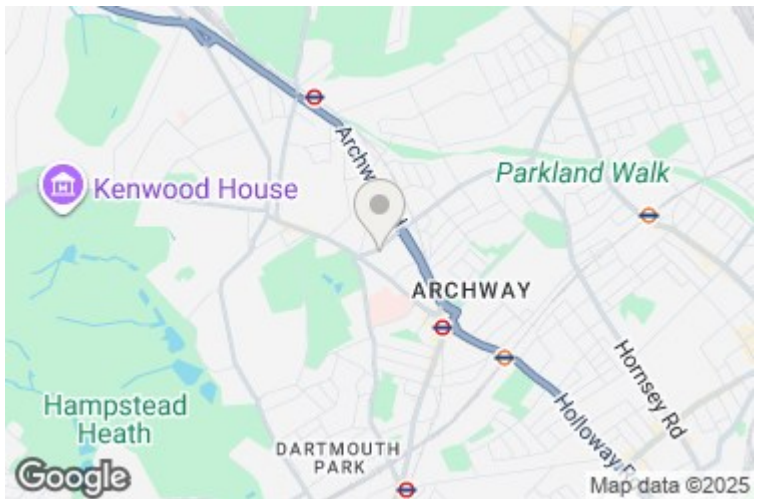
Hornsey Lane, Highgate, N6 5LX

£350,000

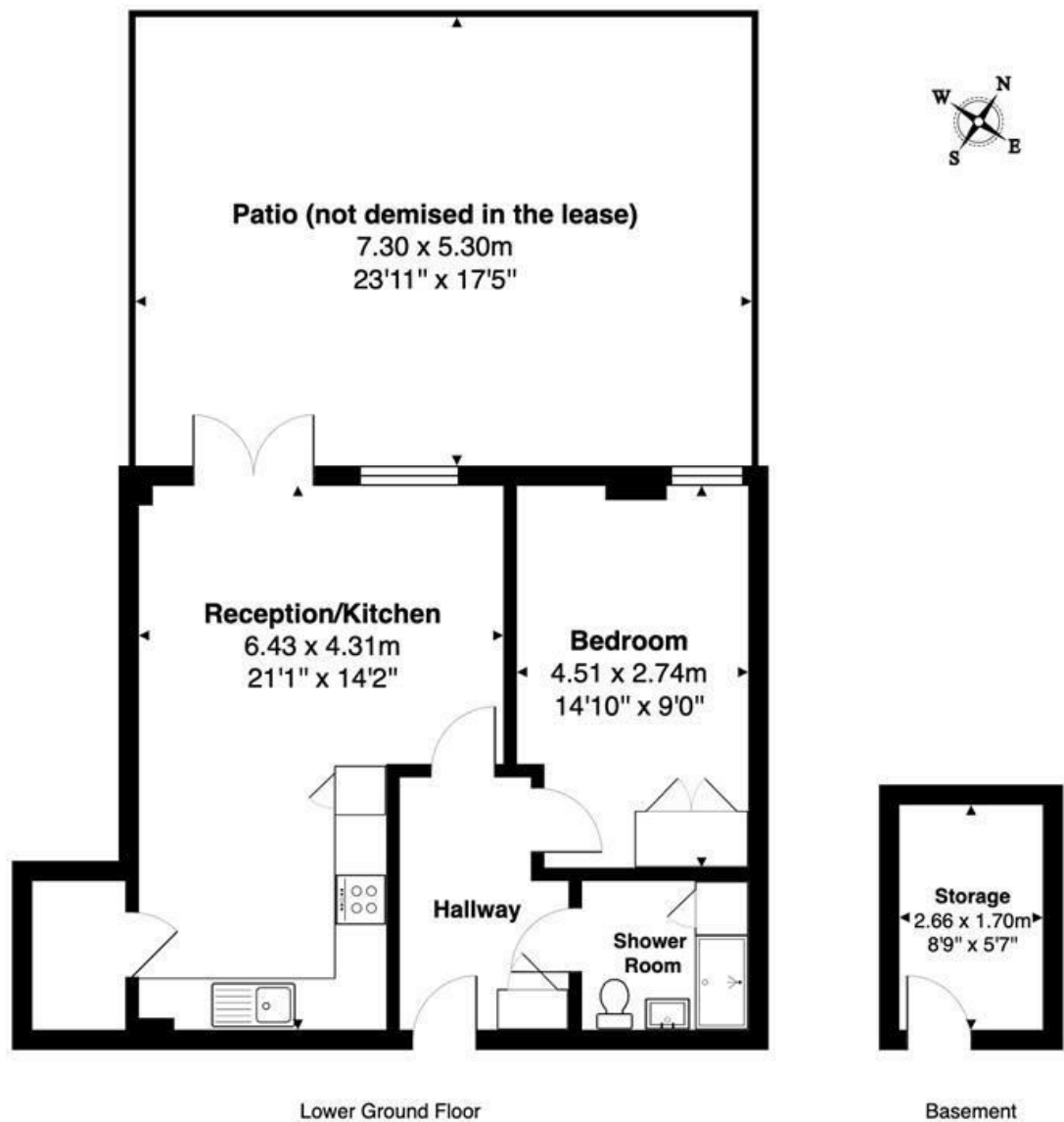
A one bedroom lower ground floor flat in a retirement development, designed for those aged over 60, offering a comfortable and secure living environment. There is an excellent range of communal facilities, including a lovely residents' lounge and a bright conservatory, perfect for socialising with neighbours, as well as delightful communal gardens. The property also has a video entrance system, a large private storage room and non-allocated off-street parking. Fitzwarren House is situated in a convenient location, close to Highgate Village and the beautiful Waterlow Park.

* Bedroom * Shower Room * Reception Room * Open-Plan Kitchen * Paved Patio * Communal Gardens * Non Allocated Off Street Parking * Storage Room * EPC C * Council Tax Band F *





Fitzwarren House, LONDON, N6 5LX



Total Area: 48.5 m² ... 522 ft² (excluding storage)

All measurements are approximate and for display purposes only.

These details are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	