



Hornsey Lane, N6 5NW  
£240,000

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# Hornsey Lane, N6

- Ground floor studio in excellent condition
- Original wood parquet flooring
- Long lease 154yrs
- Private development with attractive landscaped gardens
- Walking distance to amenities of Highgate and Crouch End - restaurants / shops / swimming pool / parks / cafes
- Chain free

Coopers of London are delighted to present this well-presented, chain-free studio apartment, ideal for both end users and investors, situated in a highly sought-after pocket of North London.

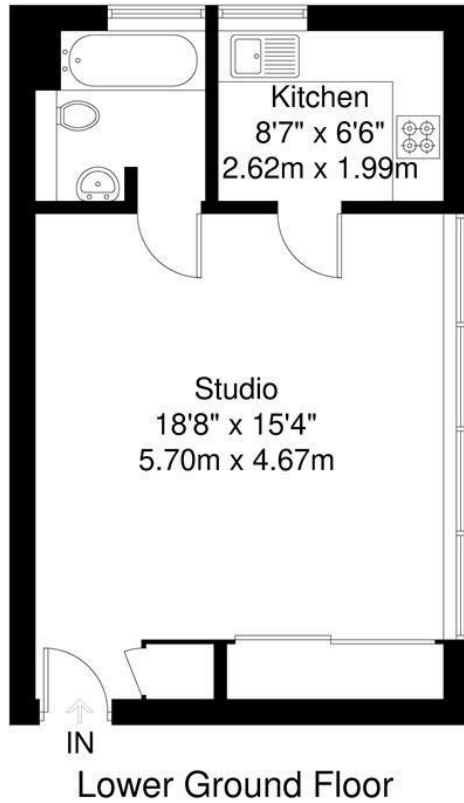
Located within the private Hilltop House development, this spacious studio benefits from a separate kitchen, solid wood flooring, and includes additional basement storage. The building, dating back to the 1960s, boasts a classic, understated design and is meticulously maintained with attractive communal gardens and on-site resident parking (permit only, non-allocated).

Hilltop House enjoys a prime location on Hornsey Lane, positioned conveniently between Highgate Village and Crouch End Broadway. Residents will benefit from easy access to a wide range of local amenities including restaurants, independent shops, cafes, parks, a swimming pool, and the scenic Parkland Walk.

Excellent transport links are within walking distance, with Highgate and Archway Underground stations, Crouch Hill Overground, and frequent bus services all nearby—making commuting into Central London and beyond straightforward.







Hilltop House, Hornsey Lane, N6

Total Gross Internal Area = 37.7 sq m / 405 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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

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

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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