

Hilltop House 117 Hornsey Lane, Highgate N6 5NW

Freehold Reversionary
Ground Rent Investment
plus Regulated Tenancy



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GARDENS



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- 48 Flats & 21 Garages
- 9 Flats with approximately 50½ years unexpired
- 2 Flats with approximately 48¾ years unexpired
- 1 Flat let on a Regulated Tenancy

Location & Description

A detached purpose built block comprising 48 studio flats plus 21 separate lock-up garages with communal gardens and surface parking at the front.

On the north side of the road, opposite the junction with Hazelville Road within this popular residential area just off Hornsey Rise and within walking distance of Highgate Village. Archway underground station (Northern line), Crouch Hill mainline station and the shopping facilities on The Broadway, Crouch End are all within ¼ mile.

Accommodation & Tenancies

Each studio flat arranged as: 1 room, kitchen, bathroom/WC (not inspected)

Accommodation	Term	Rent	Comments
36 Flats	Each 154 years from 01.06.1997	Peppercorn	
9 Flats	Each 99 years from 01.06.1962	£30 p.a.	Each approximately 50½ years unexpired
2 Flats	Each 84 years from 31.08.1976	£300 p.a.	Each approximately 48¾ years unexpired
Flat 15	Regulated Tenancy	£5,433.50 p.a.	EDR 20.07.2010
14 Garages	Each 99 years from 01.06.1962	£5 p.a.	
1 Garage	99 years from 04.04.1963	£5 p.a.	
2 Garages	Each 84¾ years from 31.08.1976	£1 p.a.	
1 Garage	84¾ years from 31.08.1975	£17 p.a.	
1 Garage	86 years from 01.06.1975	£17 p.a.	
2 Garages	Not known		
Substation	99 years from 29.09.1961		

Note: The lessees have indicated their intention to form an RTM Company.

EQUIVALENT TO £6,414.50 p.a. WITH VALUABLE REVERSIONS ON 11 FLATS

CONTACT: 020 8520 8383

GUIDE PRICE: £390,000 plus