



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6
Price £485 pw - To Let

A two double bedroom apartment occupying the raised ground/first floor of an Edwardian period conversion located within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room which is open plan to a modern fitted kitchen, two bedrooms and a bathroom. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

Material Information:

The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10:00 - 12:00, Monday to Friday.

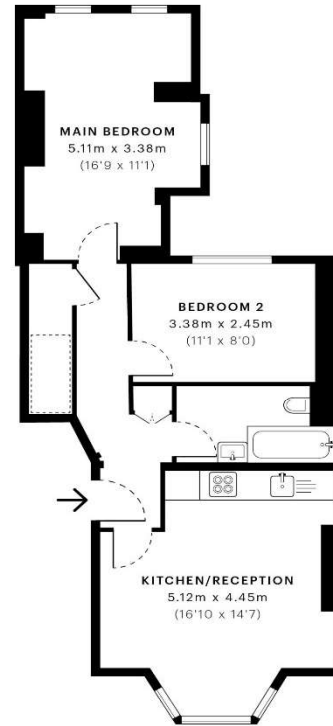
Please note that £485 per week is the equivalent of £2,101.67 per calendar month.

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 570 sqft (53 sqm)





Ground Floor

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			
England & Wales			
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
57.91 sqm / 623.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
53.78 sqm / 578.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.37 sqm / 14.75 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 56.87 sqm / 612.14 sqft
IPMS 3C RESIDENTIAL 54.27 sqm / 584.16 sqft

spec id: 630dbe31580afd0dc86860f2



