



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Gresley Road, Whitehall Park N19
Price £500 pw - To Let

An extremely spacious two bedroom maisonette with a study arranged over the first and second floors of this period conversion with a south facing terrace situated within walking distance of Archway Underground Station. Flooded with natural light and benefiting from far reaching views over central London, the accommodation comprises of a reception room, large kitchen with space for dining, two bedrooms, study, a bathroom with separate shower cubicle and a utility room with a guest WC. The property is conveniently located in the heart of the Whitehall Park Conservation Area which is within easy reach to the many amenities of both Highgate Village and Crouch End Broadway and is also within close proximity of Waterlow Park.

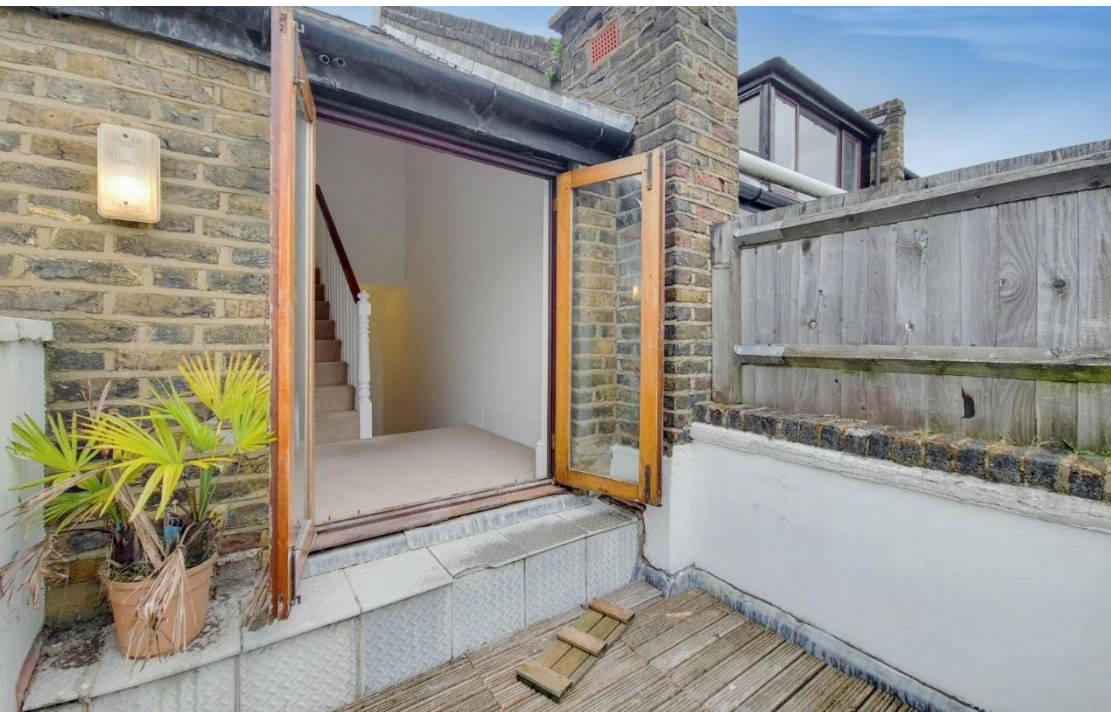
Please note that £500 per week is the equivalent of £2166.67p per calendar month.

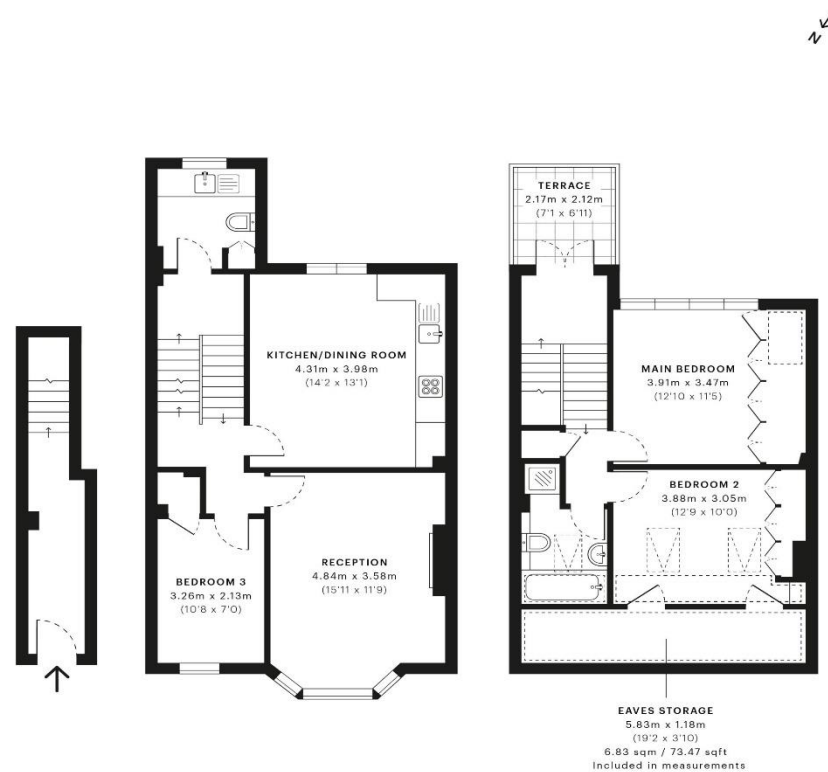
Council Tax: Islington Band E - £2091 per annum

Tenancy Term - 12 months

Deposit: 5 weeks rent - £2500

Approx. Floor Area: 1195 sqft (111.02 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		55	75
EU Directive 2002/91/EC			

Ground Floor

First Floor

Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
111.03 sqm / 1195.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
94.50 sqm / 1017.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.57 sqm / 49.19 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
11.43 sqm / 123.03 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 112.60 sqm / 1212.02 sqft
IPMS 3C RESIDENTIAL 106.82 sqm / 1149.80 sqft

spec id: 628b097b523c60de0ad49a8



