



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Gresley Road, Whitehall Park, N19**  
**Price £600 pw - To Let**

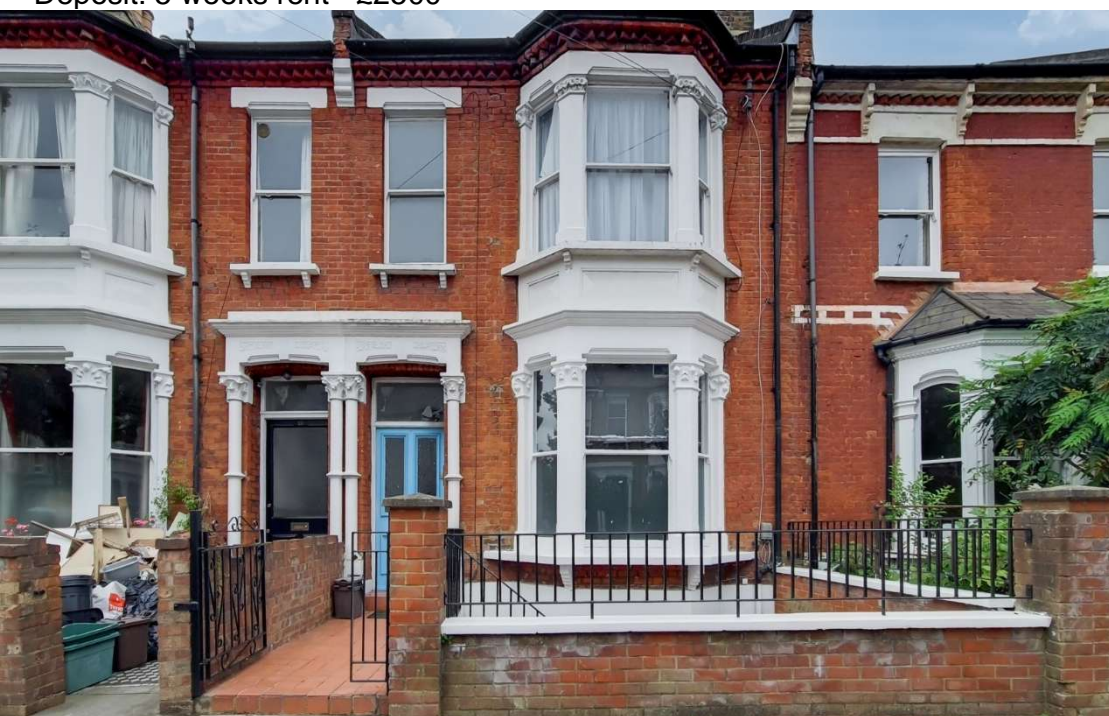
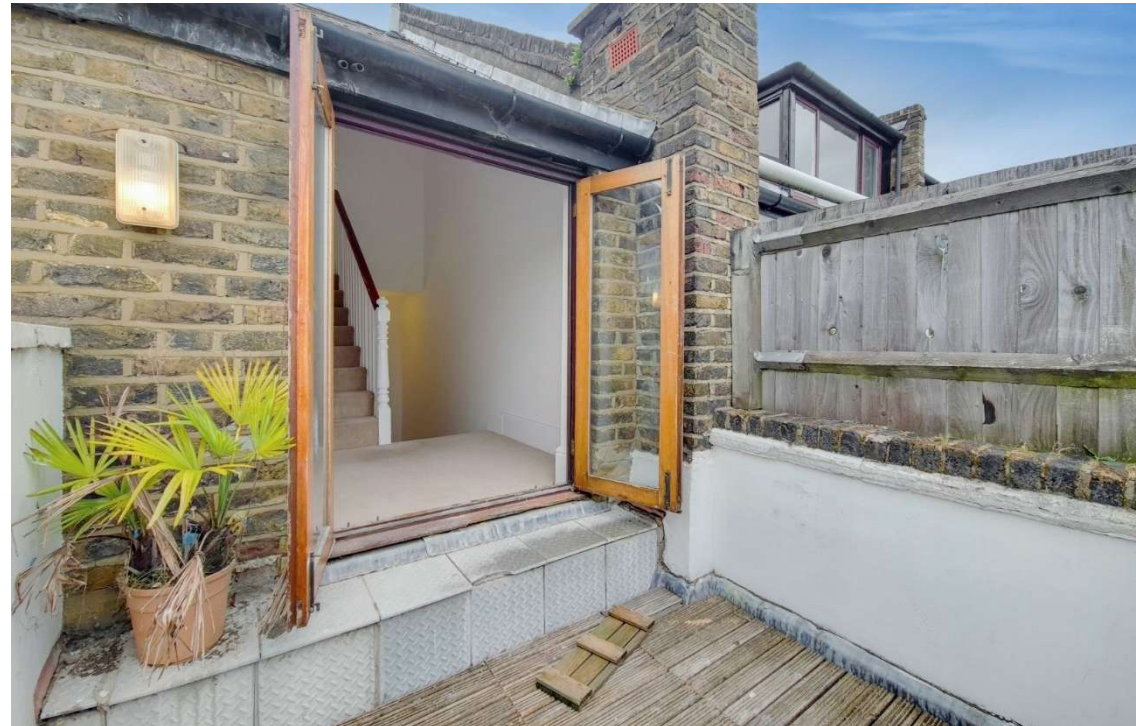
An extremely spacious three bedroom maisonette arranged over the first and second floors of this period conversion with a south facing terrace situated within walking distance of Archway Underground Station. Flooded with natural light and benefiting from far reaching views over central London, the accommodation comprises of a reception room, large kitchen with space for dining, three bedrooms, a bathroom with separate shower cubicle and a utility room with a guest WC. The property benefits from gas central heating, fibre broadband is available and there is street CPZ parking available. It 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.

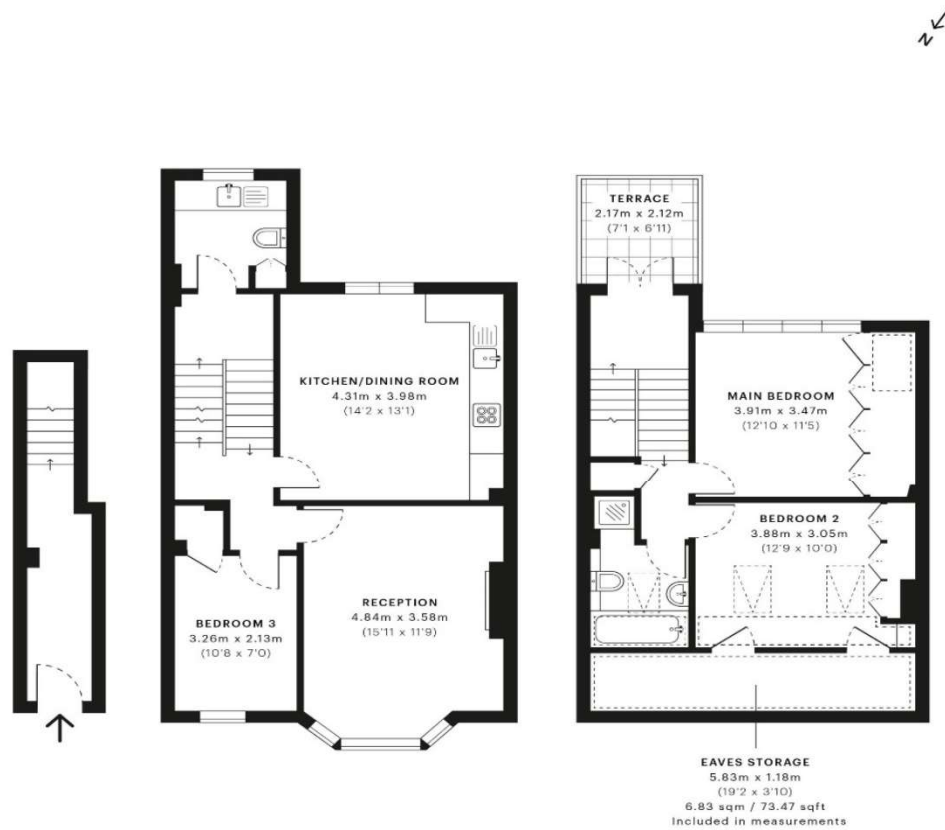
Please note that £600 per week is the equivalent of £2,600 per calendar month.

Council Tax: Islington Band E

Tenancy Term - 12 months

Deposit: 5 weeks rent - £2500





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	

— Ground Floor	— First Floor	— Second Floor	
 <p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property</p> <p>111.03 sqm / 1195.12 sqft</p>	 <p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height</p> <p>94.50 sqm / 1017.19 sqft</p>	 <p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc.</p> <p>4.57 sqm / 49.19 sqft</p>	 <p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5 m</p> <p>11.43 sqm / 123.03 sqft</p>
<div><div><p>Verified</p></div><div><p><b>RICS</b> Certified Property Measurer</p></div><div><p>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.</p></div><div><p>IPMS 3B RESIDENTIAL 112.60 sqm / 1212.02 sq IPMS 3C RESIDENTIAL 106.82 sqm / 1149.80 sq</p><p>spec in 62b5b697b523c80dc0ad49a8</p></div></div>			



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IPMS 3B RESIDENTIAL 112.60 sqm / 1212.02 sqft  
IPMS 3C RESIDENTIAL 106.62 sqm / 1149.80 sqft

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