



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hillside Gardens, Highgate, N6
Price £525 pw - To Let

A spacious two double bedroom garden apartment on one of Highgate's most sought after roads only moments away from Highgate Underground Station. Accessed by a private entrance and boasting wooden floors throughout, the internal accommodation comprises of a large reception room with a period fireplace, separate kitchen with direct access to the garden, two double bedrooms and a traditional bathroom incorporating a roll top bath. Hillside Gardens is located within close walking distance of the amenities of Highgate Village and the leafy surroundings of Highgate and Queens Wood.

Please note that £525 per week is equivalent to £2275 per calendar month

Council Tax: Haringey Band E - £2206 per annum

Tenancy Term: 12 months

Approx. Floor Area: 753 sqft (70 sqm)





— Lower 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		68	78
(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
78.38 sqm / 843.68 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
72.17 sqm / 776.83 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 78.18 sqm / 841.52 sqft
IPMS 3C RESIDENTIAL 73.32 sqm / 789.21 sqft

SPEC ID: 6218c4e32aacad0ba0f9887



