



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Southwood Lane, Highgate, N6
Price £2,500 pcm - To Let

A two bedroom ground floor mansion flat forming part of this sought after building only moments away from Highgate Village. The accommodation comprises a spacious reception room, fully fitted kitchen, two double bedrooms, bathroom and a separate WC. Further benefits include a number of period features, original wooden floor boards and a large entrance hallway. Externally the flat has an extremely well maintained communal garden which is accessed directly from the kitchen. The property is situated within close walking distance to Highgate Underground Station along with the restaurants, cafes and bars in Highgate Village.

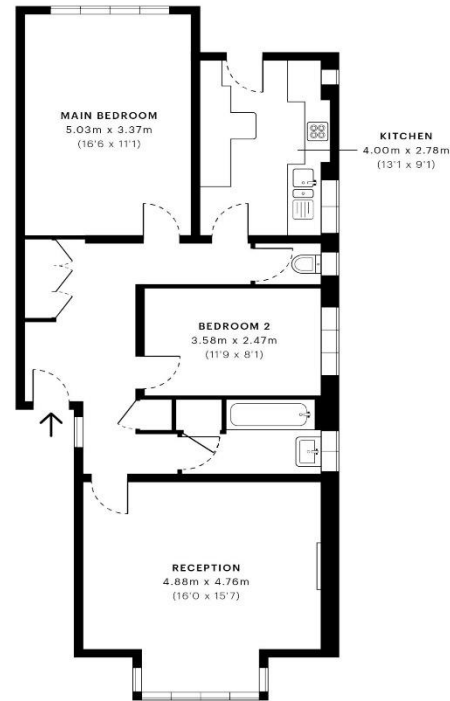
Please note that £2500 per calendar month is the equivalent of £576.92p per week

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 872 sqft (81.01 sqm)





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 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
81.10 sqm / 872.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.62 sqm / 813.97 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 82.82 sqm / 891.47 sqft
IPMS 3C RESIDENTIAL 77.42 sqm / 833.34 sqft

spec id: 62b184cd70ce90e30fe91ba



