



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**South Grove, Highgate, N6**  
**Price £1,500 pcm - To Let**



A unique one bedroom cottage situated in the heart of Highgate Village. Arranged over two floors and accessed from a private entrance, the raised ground floor comprises reception room, separate kitchen and a shower room. The lower ground floor level comprises of the bedroom area. The property is serviced by gas central heating with fibre broadband available and CPZ street parking. The property is ideally situated only moments away from the restaurants, cafes and bars in Highgate Village and within close walking distance to the picturesque surroundings of Hampstead Heath and Kenwood House.

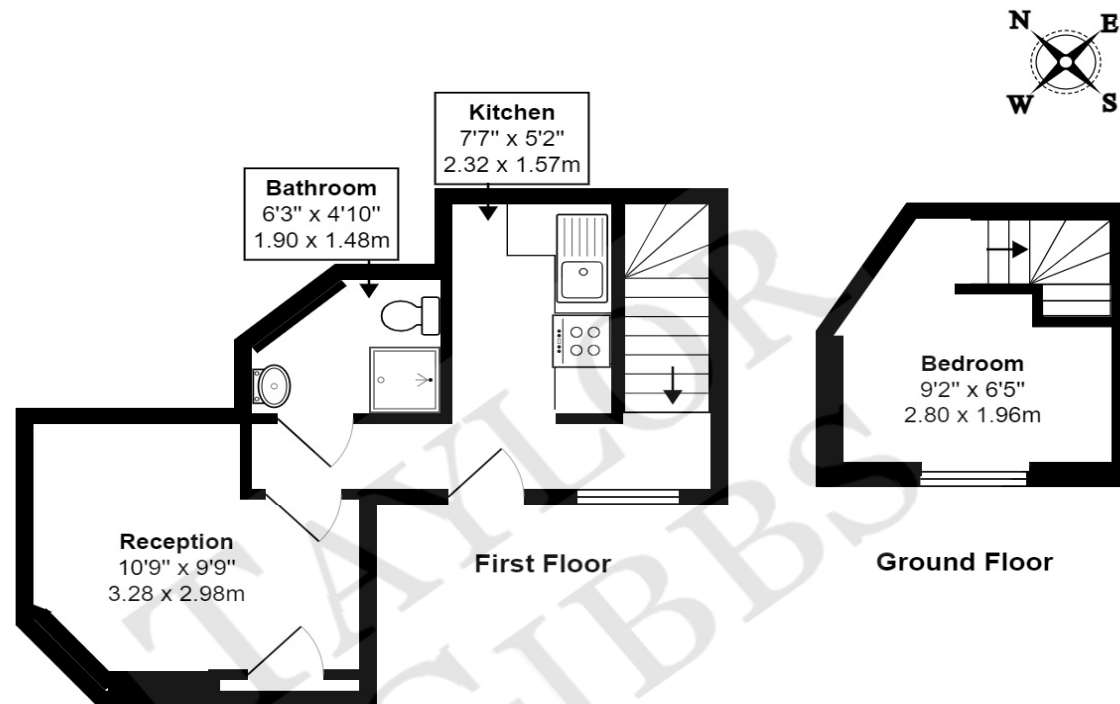
Please note that £1,500 per calendar month is the equivalent of £346.15 per calendar month

Council Tax: Camden Band D

Tenancy Term: 12 months

Approx. Floor Area: 308 sqft (28.61 sqm)





### South Grove N6

Total Area: 308 ft² ... 28.6 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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