



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Hornsey Lane Gardens, Highgate, N6**  
**Price £425 pw - To Let**



A bright one bedroom split level flat occupying the top floor of an Edwardian period conversion located within close walking distance to Highgate Underground Station. Flooded in natural light and boasting a picturesque outlook, the accommodation comprises reception room open plan to kitchen, bedroom and bathroom. The property has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway and only moments away from the rustic surroundings of Parkland Walk.

Please note that £425 per week is the equivalent of £1,841.67 per calendar month

Council Tax: Haringey Band C

Tenancy Term: 12 months or longer

Approx. Floor Area: 448 sqft (41.62 sqm)





GROSS INTERNAL AREA  
TOTAL: 42 m<sup>2</sup>/448 sq ft  
FIRST FLOOR: 42 m<sup>2</sup>/448 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(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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