



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Muswell Hill Road, Highgate, N6
Price £650 pw - To Let

An extremely spacious three bedroom top floor mansion flat situated only moments away from Highgate Underground Station. Offering tree top views to the front and overlooking the beautifully maintained communal gardens to the rear, the accommodation comprises a large reception room with period fireplace, separate fitted kitchen leading to a south facing balcony, three large double bedrooms and a bathroom. The property is ideally situated within close walking distance to the amenities of both Highgate Village and Muswell Hill Broadway and only moments away from both Highgate and Queens Wood.

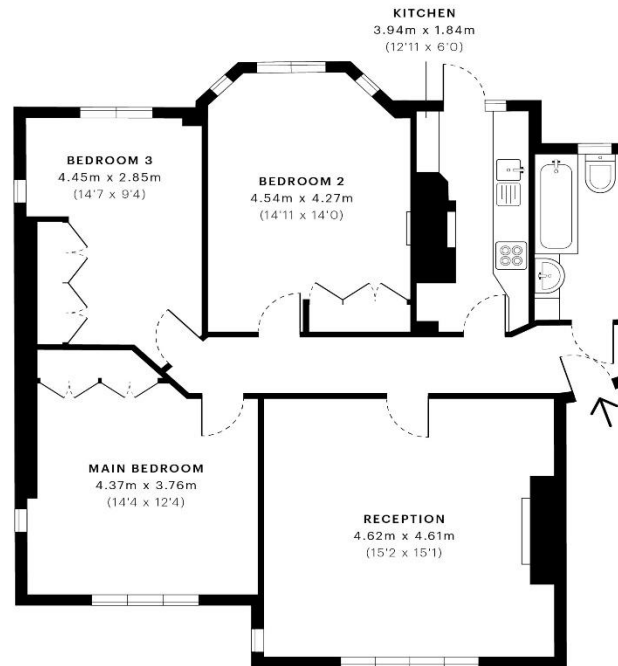
Please note that £650 per week is the equivalent of £2816.67 per calendar month

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 896 sqft (83.24 sqm)





— Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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
83.24 sqm / 895.99 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, non-roofed basements
77.50 sqm / 838.77 sqft

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

RECESSED ROOF (RSP)
L-shaped area 4.00m x 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement standards.
Plans and graphics 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.

(PMS) IN MEASUREMENT: 81.75 sqm / 880.53 sqft
(PMS) IN RECORDING: 76.83 sqm / 832.37 sqft

SPEC ID: 56331c29ecf6f40de3b37f13



