

**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Dresden Road, Whitehall Park, N19**  
**Price £550 pw - To Let**

A two bedroom maisonette occupying the raised ground and first floors of this period conversion situated in the Whitehall Park Conservation area. Accessed by a private entrance, the raised ground floor accommodation comprises a spacious reception room with a bay window, and a separate kitchen. On the first floor there are two large double bedrooms, a bathroom, and a separate WC. Further benefits include south facing views across the city of London and an array of period features throughout. The apartment is ideally located within close walking distance of Archway Underground Station and the amenities of both Highgate Village and Crouch End Broadway.

**Material Information:**

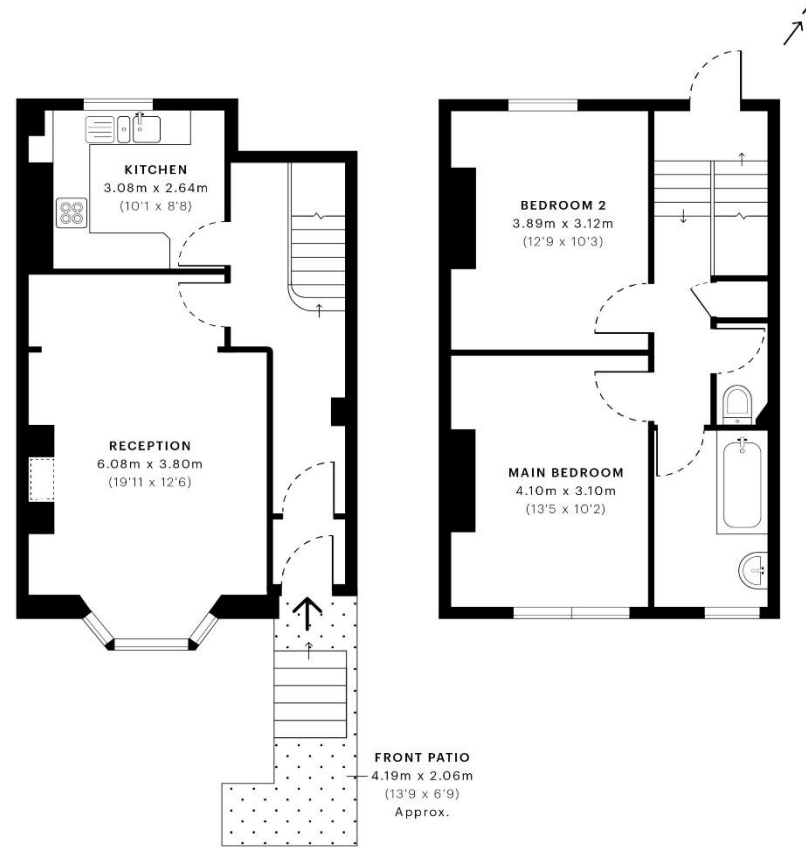
The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available with restrictions from 10am - 2pm.

Please note that £550 per week is the equivalent of £2,383.33 per calendar month

Council Tax: Islington Band E

Approx. Floor Area: 860 sqft (79.9 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
79.98 sqm / 860.90 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
72.76 sqm / 783.18 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
0.28 sqm / 3.01 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 76.26 sqm / 820.86 sqft  
IPMS 3C RESIDENTIAL 73.26 sqm / 789.56 sqft

SPEC ID: 6270efc692eeb0e3e17d0ca



