



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £1,700 pcm - To Let**



A first floor one bedroom apartment forming part of this period conversion only moments away from Highgate Underground Station. Boasting a large decked south west facing roof terrace, the accommodation comprises a spacious reception room open planned to the kitchen, double bedroom with fitted wardrobes and a bathroom. The property has gas central heating and fibre broadband is available. There is restricted parking available in front of the property for up to one hour only. There is CPZ parking available in the nearby streets with restrictions from 10am to 12pm, Monday to Friday. The apartment is ideally situated within walking distance to the restaurants, cafes and bars of Highgate Village.

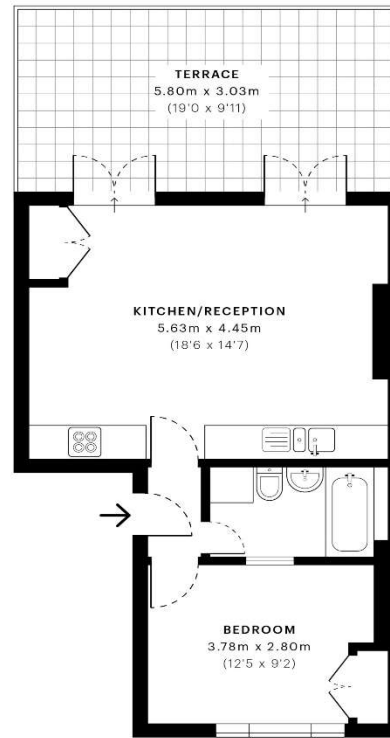
Please note that £1,700 per calendar month is the equivalent of £392.30 per week

Council Tax: Haringey Band D

Tenancy Term: 12 months or longer

Approx. Floor Area: 456 sqft (42.36 sqm)





— First Floor

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>			
(55-68) <b>D</b>		69	74
(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	

GROSS INTERNAL AREA (GIA)  
The footprint of the property:  
42.39 sqm / 456.28 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features:  
35.55 sqm / 384.48 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, porches, terraces and:  
17.31 sqm / 186.37 sqft

ROOF TO CEILING HEAD HEIGHT  
LARGEST CEILING HEIGHT (2.0m)  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors Property Measurement standards.  
Plans are generated automatically and are not subject to manual verification.  
Due to rounding, numbers may not add up precisely.  
All measurements are taken for the individual room lengths and widths  
and the maximum points of measurement captured in the scan.

IPMS (NET INTERNAL) 35.55 sqm / 384.48 sqft

IPMS (GROSS INTERNAL) 42.39 sqm / 456.28 sqft

Spec ID: 5641886fca76d4f60da292181d





