



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Avenue Road, Highgate, N6
Price £2,500 pcm - To Let

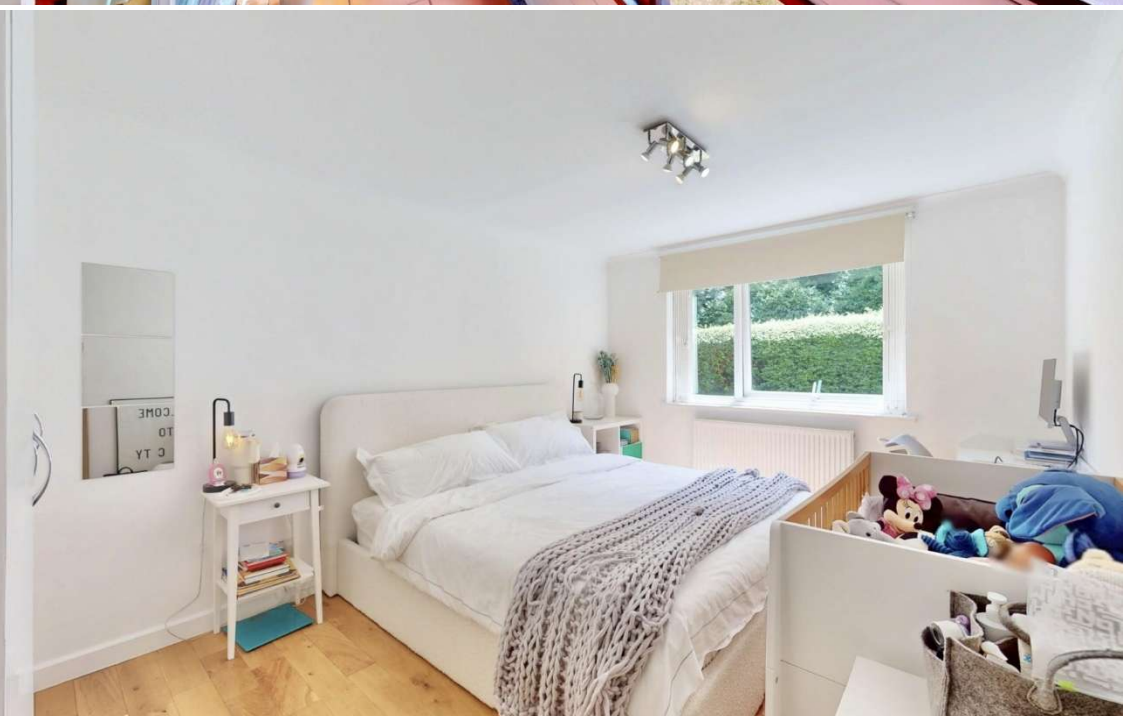
A two bedroom, first floor purpose built apartment with a south facing balcony situated within close walking distance to Crouch End Broadway. Flooded with natural light and boasting wooden floors throughout, the accommodation comprises of a large reception room opening onto the balcony, a separate fitted kitchen, two double bedrooms, the primary having an en-suite shower room, and a second family bathroom. Further benefits to the property include lift access, double glazed windows throughout, a lot of storage space and a south facing communal garden. The property has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions between 2pm to 4pm, Monday to Friday. The property is conveniently situated within walking distance to Highgate Underground Station and within a few minutes walk from the multiple amenities of Crouch End Broadway.

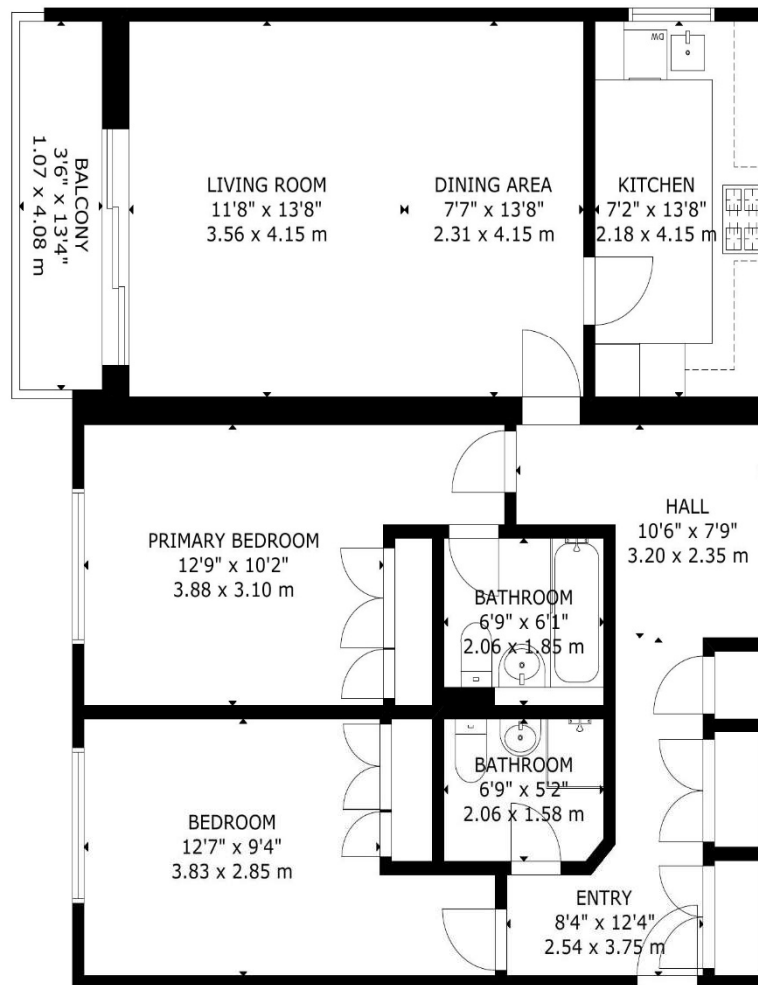
Please note that £2,500 per calendar month is the equivalent to £576.92 per week

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 972 sqft (90.3 sqm)





GROSS INTERNAL AREA
 TOTAL: 90 m²/972 sq ft
 FIRST FLOOR: 90 m²/972 sq ft
 EXCLUDED AREAS: BALCONY: 4 m²/47 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

