



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Avenue Road, Highgate, N6**  
**Price £525 pw - 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 master 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 is conveniently situated within walking distance to Highgate Underground Station and within a few minutes walk from the multiple amenities of Crouch End Broadway.

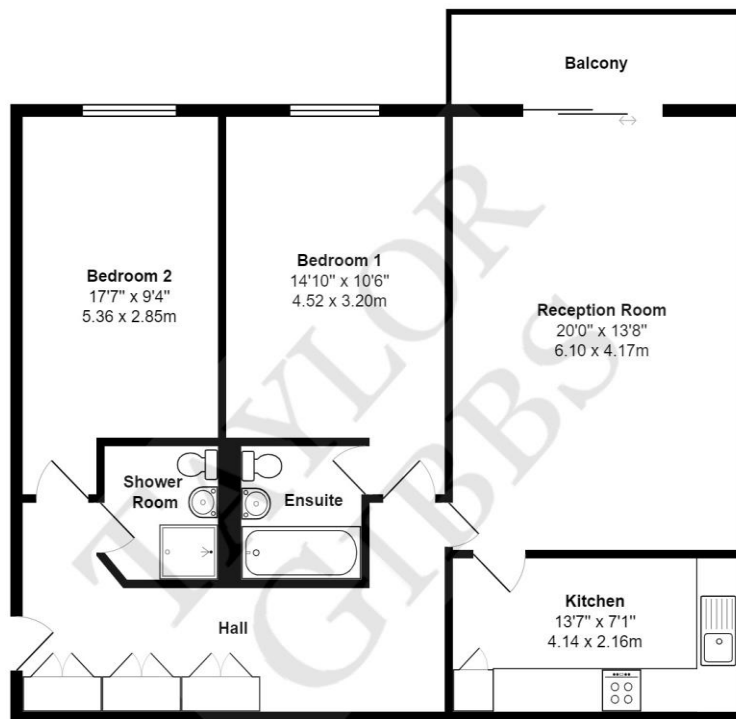
Please note that £525 per week is the equivalent to £2,275 per calendar month

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 955 sqft (88.7 sqm)





First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		63
(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	

### Kingsmead Court N6

Total Area: 955 ft² ... 88.7 m²

All measurements are approximate and for display purposes only



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