



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**South Grove, Highgate, N6**  
**Price £3,500 pcm - To Let**



A two bedroom period conversion with a private south-east facing garden situated in the heart of Highgate village overlooking Pond Square. Arranged over two floors, the accommodation comprises of a spacious reception room with wooden floors and French doors opening on to the garden, a modern fully fitted kitchen with space for a dining table, two double bedrooms, a separate study or guest bedroom, bathroom and a separate shower room with WC. The property is a stone's throw from the restaurants, cafes and bars of Highgate Village and within walking distance to both Highgate and Archway Underground Stations.

#### Material Information:

The property has gas central heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10:00 - 12:00, Monday to Friday.

Please note that £3,500 per calendar month is the equivalent to £807.69 per week.

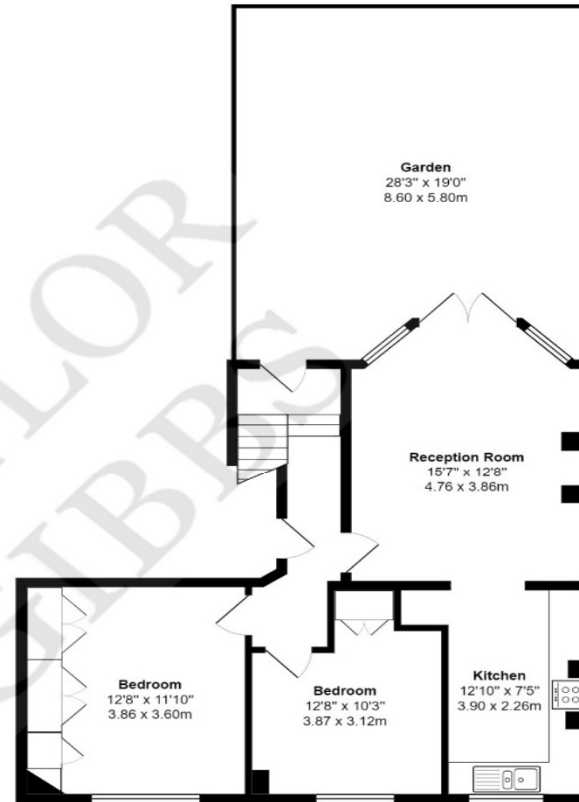
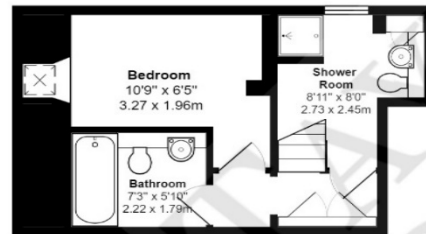
Council Tax: Camden Band E

Tenancy Term: 12 months

Approx. Floor Area: 913 sqft (84.82 sqm)







**South Grove N6**  
Total Area: 913 ft<sup>2</sup> ... 84.8 m<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	61	
(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	



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