



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Avenue Road, Highgate, N6**  
**Price £565 pw - To Let**



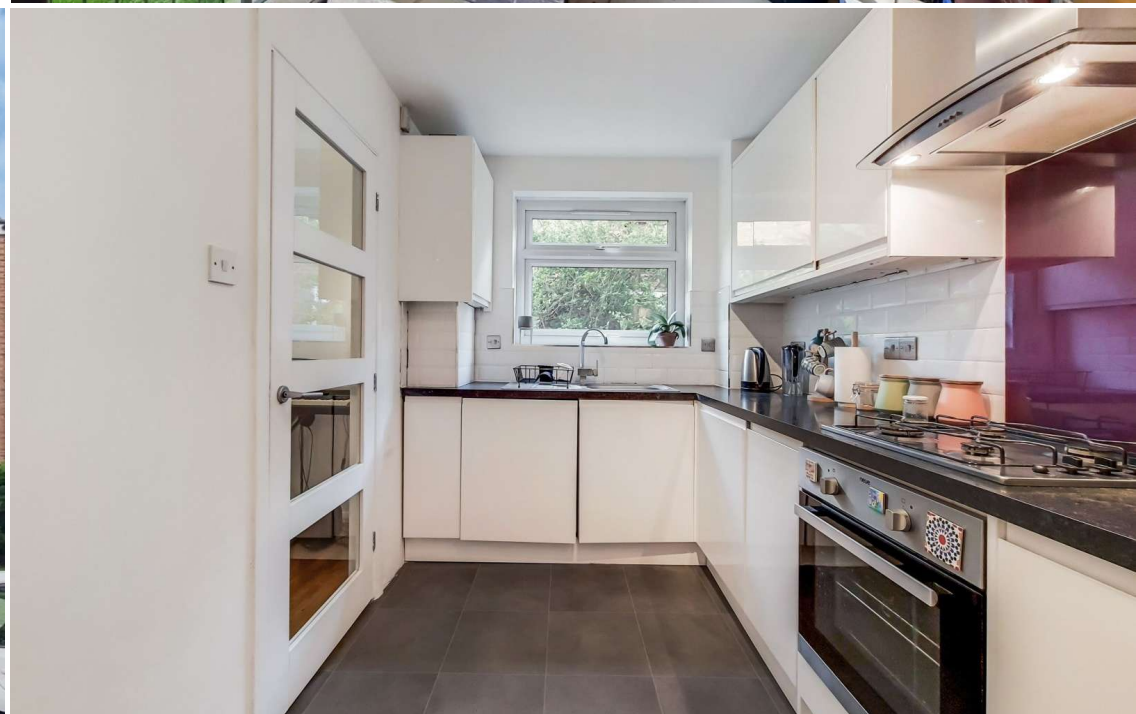
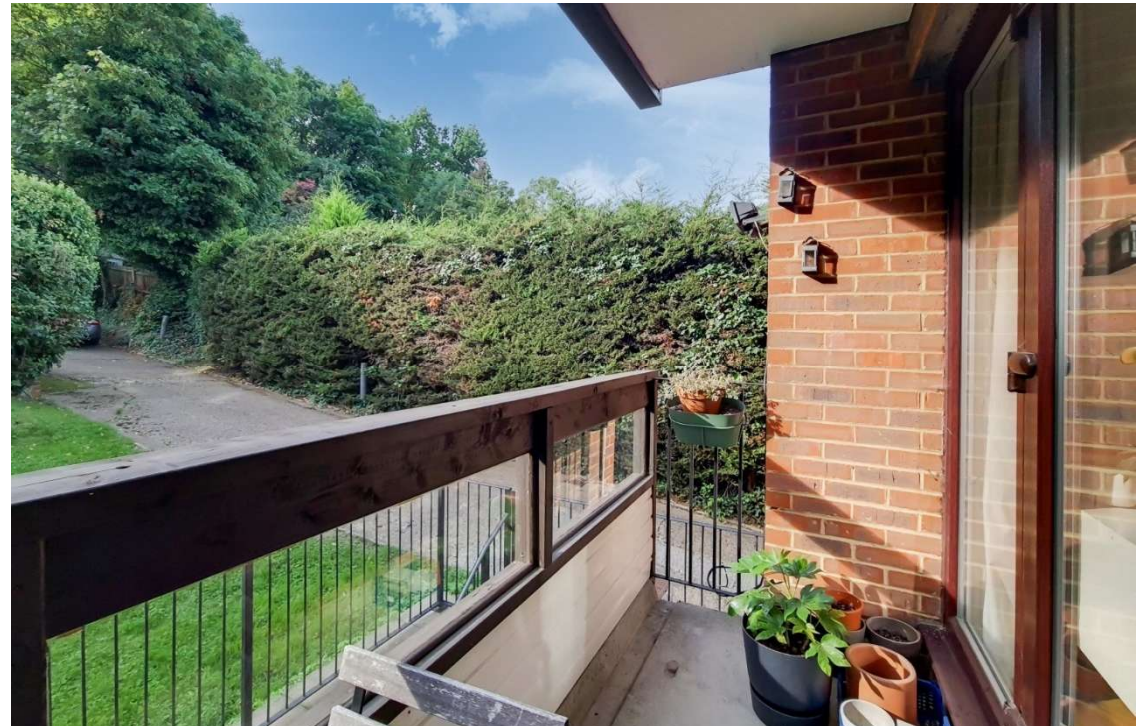
A two bedroom first floor purpose built apartment with a south facing balcony. Flooded with natural light, the accommodation comprises of a spacious reception room with wooden floors, a modern fully fitted kitchen with integrated appliances, two double bedrooms and a luxurious bathroom. The property includes a garage and externally there is a well maintained communal garden. The property is conveniently located within walking distance to Highgate Underground Station and within close proximity to the multiple amenities of Crouch End Broadway.

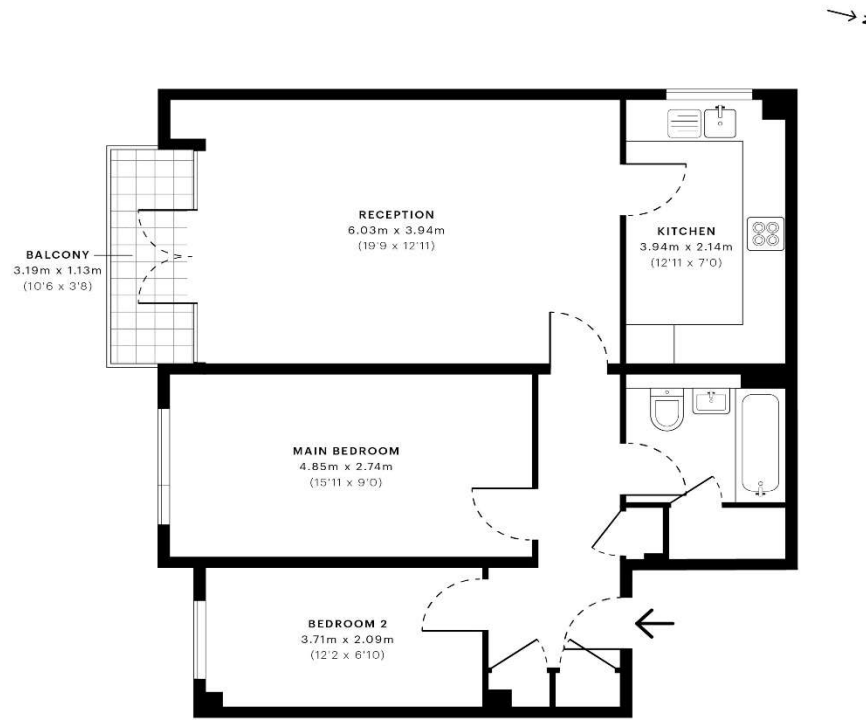
Please note that £565 per week is equivalent to £2,448.33 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 723 sqft (67 sqm)





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>			
(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.  
67.19 sqm / 723.23 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and other internal features.  
Includes mezzanines, internal stairs, etc.  
63.78 sqm / 688.04 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, etc. (see also 10)  
5.47 sqm / 59.05 sqft

RESPECTED HEAD HEIGHT  
Lowest internal height 1.8m  
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 produced in accordance with and excluded from all other calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual rooms, lengths and widths, are the maximum values of measurements captured in the scan.

IPMS (INTERNAL MEASUREMENT) 75.00 sqm (80.00 sqm)  
IPMS (EXTERNAL MEASUREMENT) 80.00 sqm (85.00 sqm)

SPEC ID: 563248026a0805a0dd42acef6





