



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Talbot Road, Highgate, N6**  
**Price £400 pw - To Let**



A spacious one bedroom split level period conversion situated on one of Highgate's most sought-after roads within close walking distance of Highgate Underground Station. Occupying the first floor, the accommodation comprises a spacious south-west facing reception room with wooden floors and a period fireplace, a separate kitchen, shower room and a large double bedroom. Talbot Road is a popular tree-lined road well located to the restaurants, cafes and bars of Highgate Village along with the rustic surroundings of Highgate Woods.

#### Material Information:

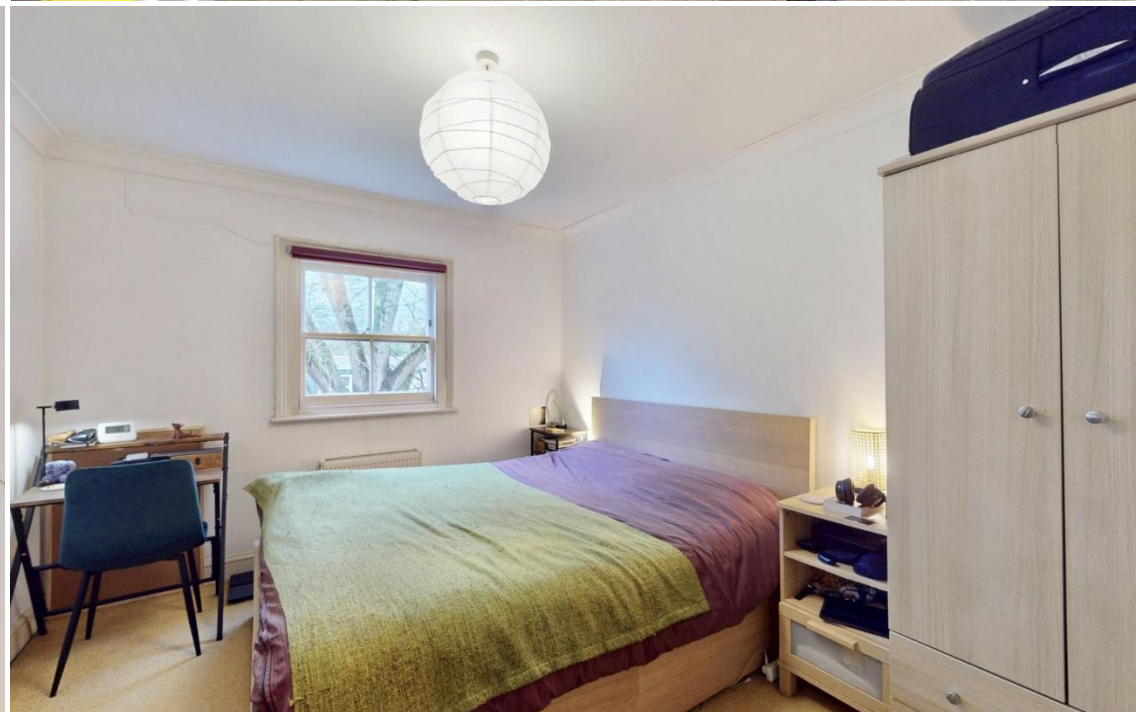
The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by gas, electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available with restrictions from 10am - 12pm, Monday to Friday.

Please note that £400 per week is the equivalent of £1,733.33 per calendar month

Council Tax: Haringey Band C

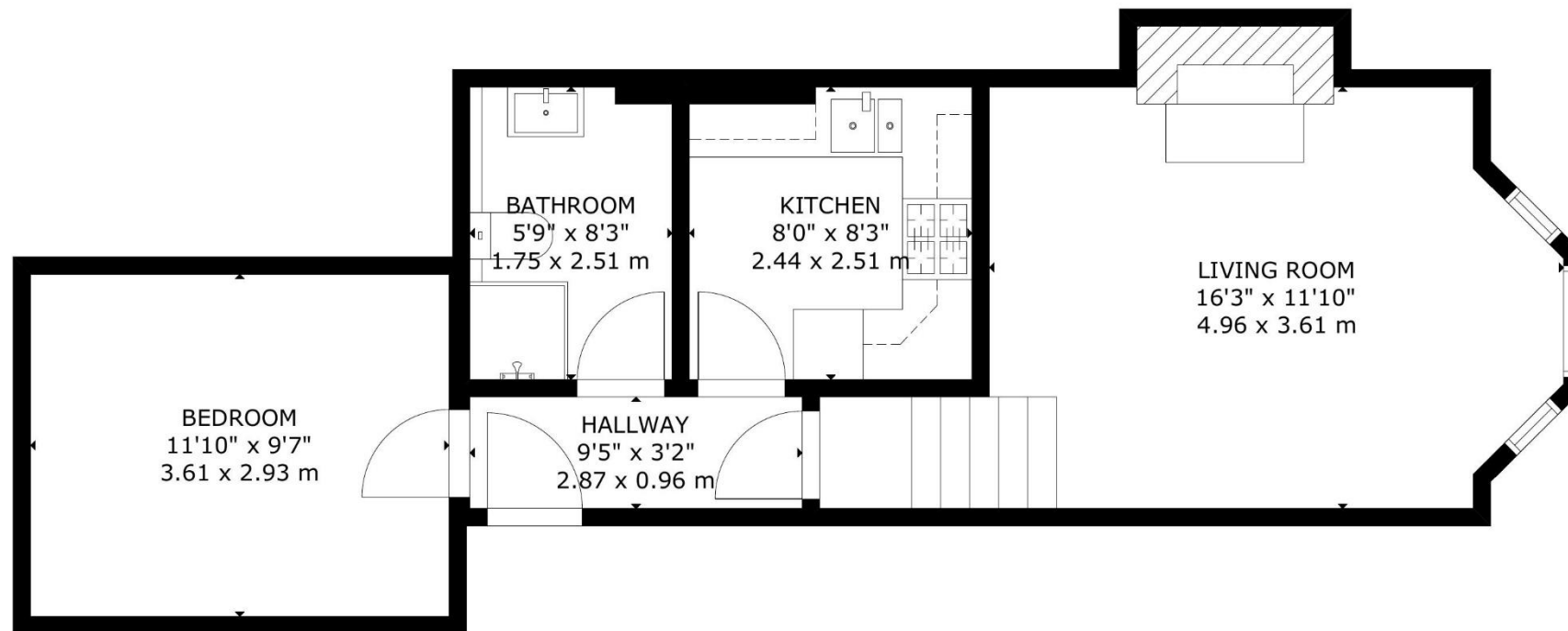
Tenancy Term: 12 months

Approx. Floor Area: 480 sqft (44.59 sqm)



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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		
		73
	50	
England & Wales		
EU Directive 2002/91/EC		

GROSS INTERNAL AREA  
TOTAL: 45 m<sup>2</sup>/480 sq.ft  
FIRST FLOOR: 45 m<sup>2</sup>/480 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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