



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Avenue Road, Highgate, N6  
Price £450 pw - To Let

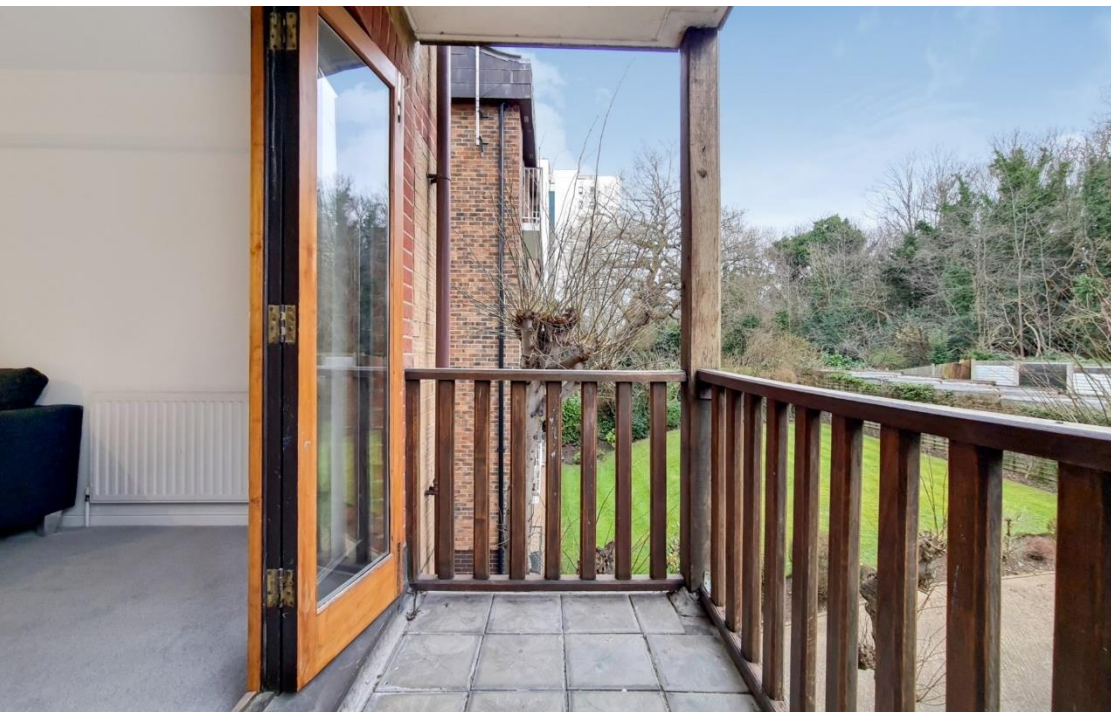
A spacious two bedroom purpose built flat with a south facing balcony situated within close walking distance to Crouch End Broadway. The accommodation comprises a bright reception with French doors opening onto the balcony, large kitchen, two double bedrooms with fitted wardrobes and a bathroom with a separate shower cubicle. To the rear of the building sits a beautifully landscaped communal garden. The property is conveniently located close to some highly regarded local schools, transport links and the multiple amenities on Crouch End Broadway.

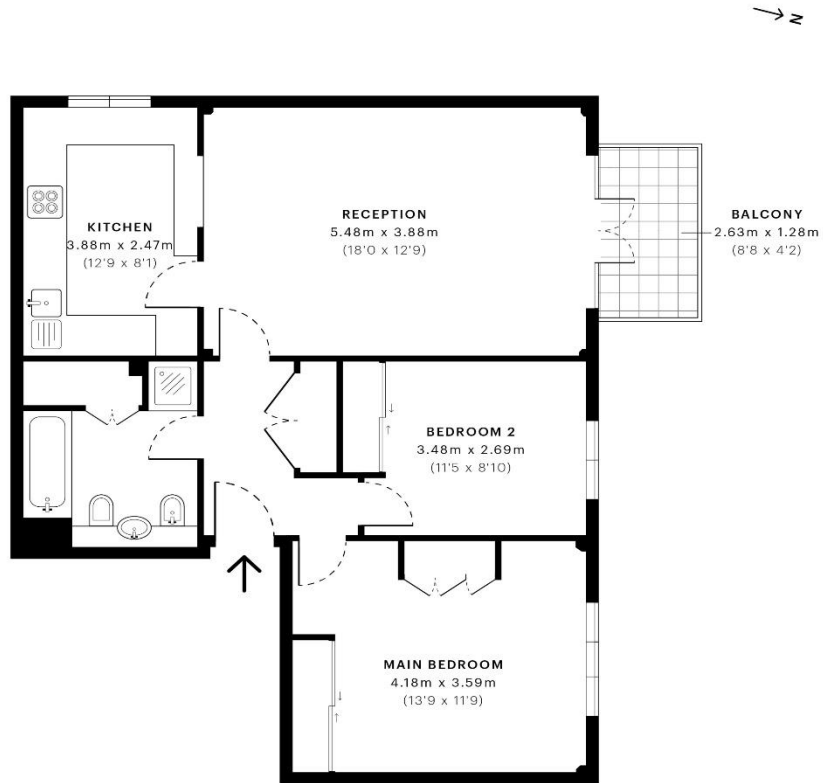
Please note that £450 per week is the equivalent of £1950 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 750 sqft (69.68 sqm)





— Second Floor

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)  
69.72 sqm / 750.46 sqft

NET INTERNAL AREA (NIA)  
(Excludes walls and external features)  
Includes balconies, restricted headheight  
66.22 sqm / 712.79 sqft

EXTERNAL STRUCTURAL FEATURES  
(balconies, terraces, verandas etc.)  
3.33 sqm / 35.84 sqft

EXTRACTS AND MEASUREMENTS  
(Limited to max area under 1.5m)  
0.03 sqm / 0.03 sqft



Notes: Verified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and gardens are illustrative only and excluded from area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 2018 (2018/01/01) 750.46 sqm / 750.46 sqft  
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