



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £550 pw - To Let**

An extremely spacious two bedroom apartment with a private patio garden situated within close walking distance of Highgate underground station. Arranged over two floors, the accommodation comprises of a large double reception room with wooden floors that is open planned to a fully fitted kitchen, utility room, two large equally proportioned double bedrooms and a bathroom. The property has gas central heating, fibre broadband is available and there is also street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The property is in walking distance to the restaurants, cafes and bars in Highgate village along with the picturesque surroundings of Parkland Walk.

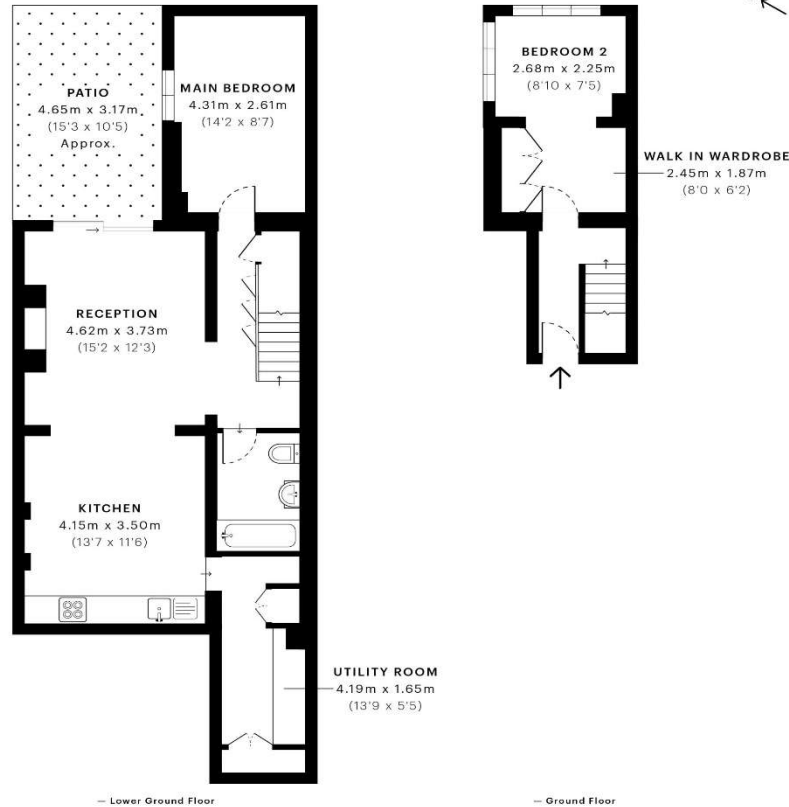
Please note that £550 per week is equivalent to £2,383.33 per calendar month

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 889 sqft (82.59 sqm)





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>		
(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	70	79
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
82.65 sqm / 889.64 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
73.33 sqm / 789.32 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all 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 3B RESIDENTIAL 80.69 sqm / 868.54 sqft  
IPMS 3C RESIDENTIAL 73.68 sqm / 793.08 sqft

spec id: 62b5785009472c0d8ef72d7c





