



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6
Price £3,000 pcm - To Let

A two bedroom garden flat situated within walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception with floor to ceiling windows open plan to fully fitted kitchen, bedroom with a galleried study above, second bedroom and a luxurious bathroom with a Japanese bath and overhead shower. Externally the property boasts a large 40 foot garden incorporating a patio area that is accessed directly from the reception room. The property has gas central heating, fibre broadband is available and there is CPZ street parking. It is conveniently located within walking distance to both Highgate Village and Crouch End Broadway along with the rustic surroundings of Parkland Walk.

Material Information:

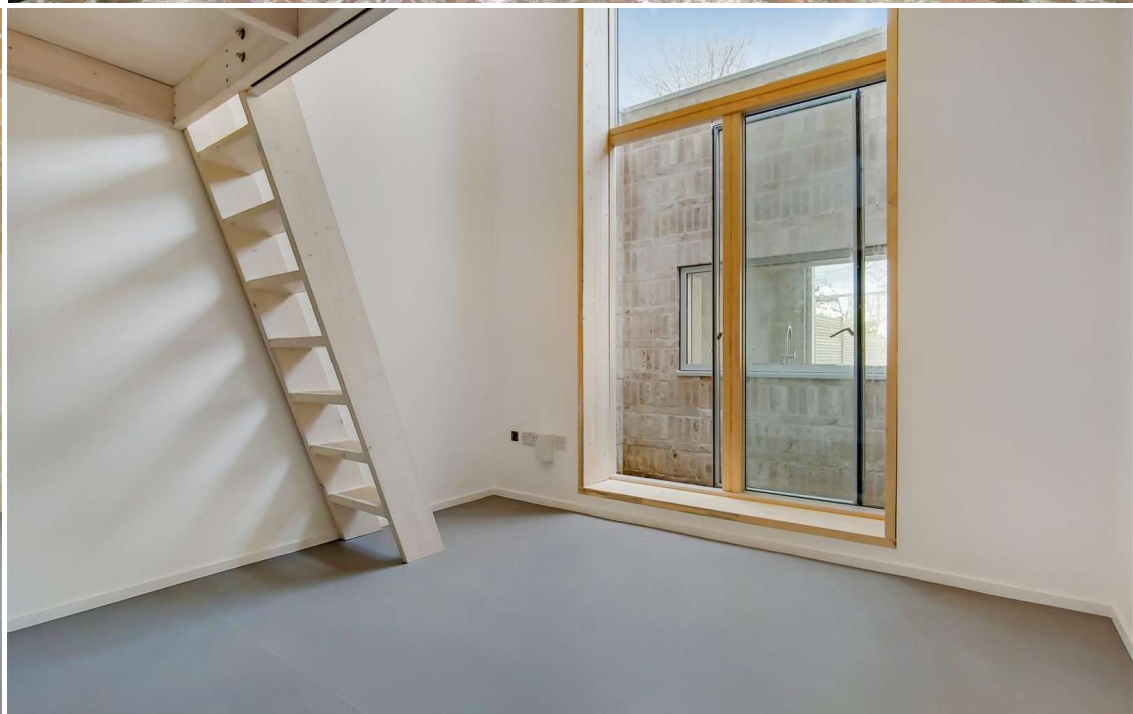
The property has gas heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10:00 - 12:00, Monday to Friday.

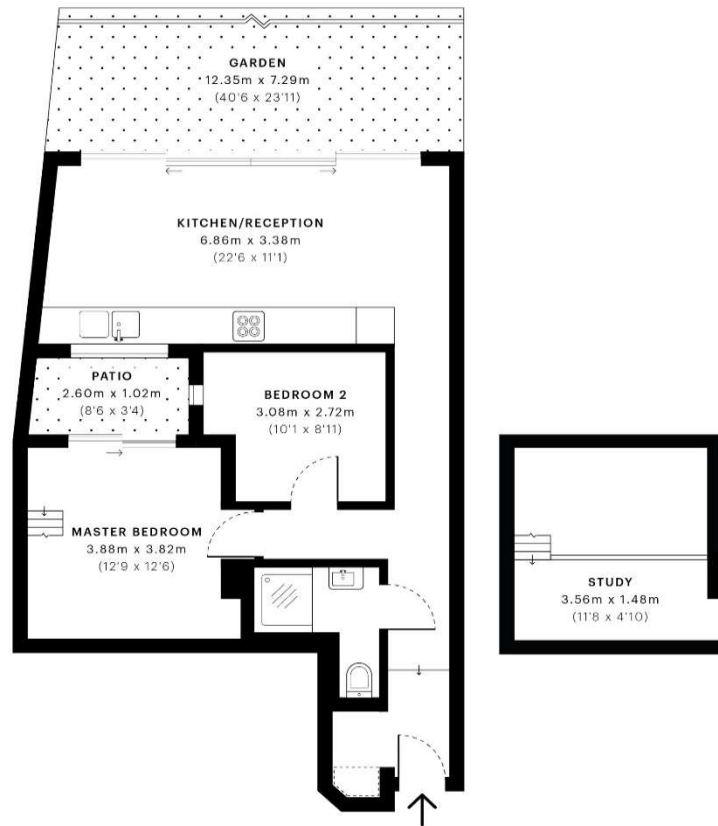
Please note that £3,000 per calendar month is the equivalent of £692.30 per week

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 698 sqft (64.85 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property.
64.9 Sqm / 698.3 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
61.6 Sqm / 663.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.4 Sqm / 4.1 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
65.3 Sqm / 703.0 Sqft
IPMS 3C RESIDENTIAL
62.0 Sqm / 667.7 Sqft

SPEC ID:
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