



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Stanhope Road, Highgate, N6
Price £500 pw - To Let

A spacious two bedroom apartment on the first floor of this purpose built development, with lift access, situated only minutes away from Highgate Underground Station. Offered in very good condition throughout. the accommodation comprises a spacious reception room with floor to ceiling windows, separate kitchen, two double bedrooms with built in wardrobes, and a bathroom with separate WC. There is also off street parking available on a first come first served basis. The property is located within walking distance to the amenities of both Highgate Village and Crouch End Broadway.

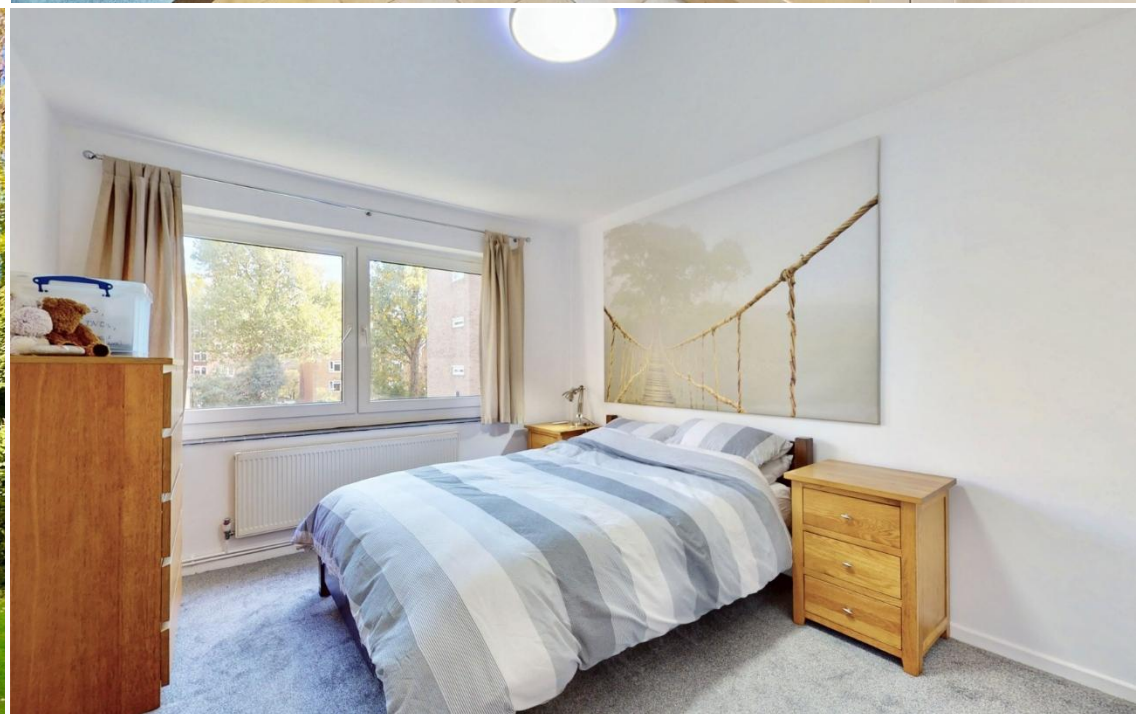
Material Information:

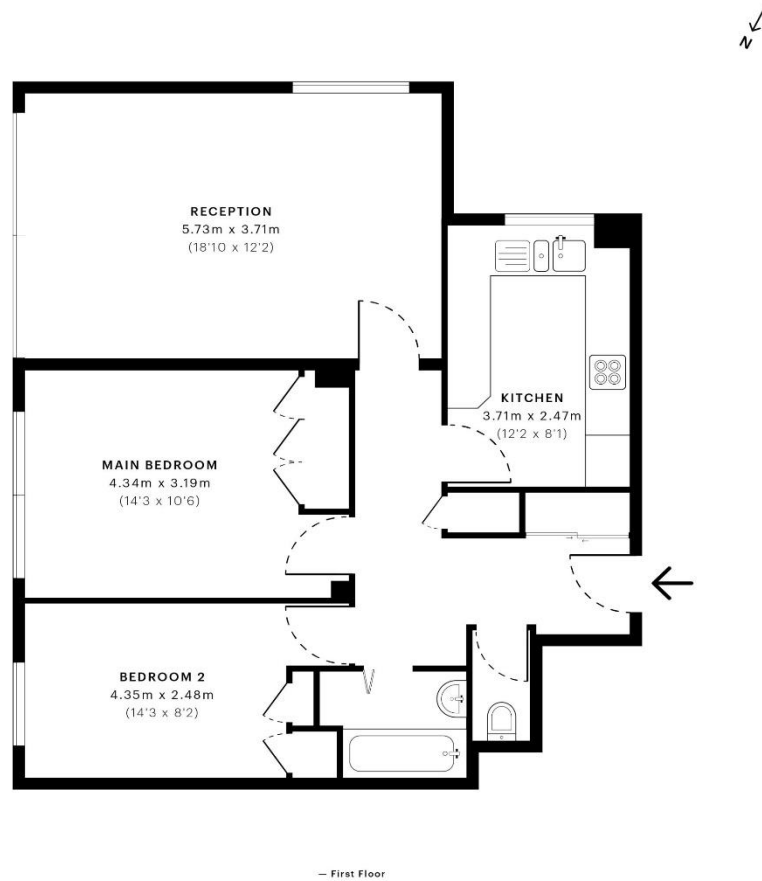
The property has gas heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is off street parking available on a first come first served basis.

Please note that £500 per week is the equivalent of £2,166.67 per calendar month

Council Tax: Haringey Band E

Approx. Floor Area: 767 sqft (71.26 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(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
71.30 sqm / 767.47 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.23 sqm / 723.66 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 72.16 sqm / 776.72 sqft
IPMS 3C RESIDENTIAL 68.25 sqm / 734.64 sqft

spec id: 62792275cb87f90da422654b



