



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6
Price £2,100 pcm - To Let

A one bedroom garden flat forming part of this period conversion located on a sought after road within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises of a spacious reception room, separate fully fitted kitchen, double bedroom with fitted wardrobes and a bathroom incorporating a roll top bath. Externally there is a west facing private garden. The property is ideally located within walking distance to the restaurants, cafes and bars in Highgate Village and only moments away from the picturesque surroundings of Highgate Woods.

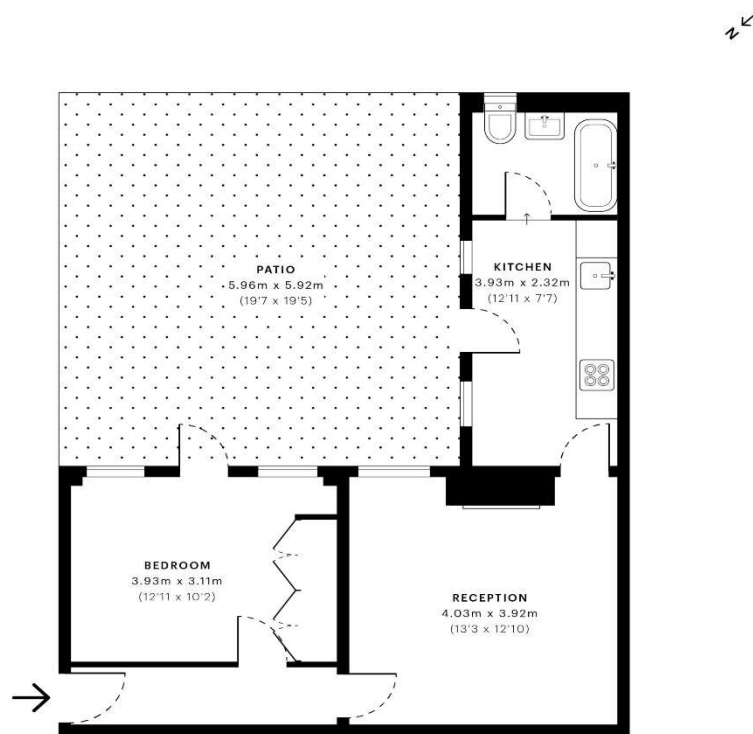
Please note that £2,100 per calendar month is the equivalent of £484.61 per week

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 489 sqft (45.43 sqm)





— Ground Floor —

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	76
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The footprint of the property
45.42 sqm / 488.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
42.94 sqm / 462.20 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 45.72 sqm / 492.13 sqft
IPMS 3C RESIDENTIAL 43.25 sqm / 465.54 sqft

spec id: 62d669e45538dd0dd67a243



