



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

South Grove, Highgate, N6  
Price £3,500 pcm - To Let



A two bedroom top floor mansion flat situated in the heart of Highgate Village overlooking South Grove and Pond Square. Flooded in light and boasting an array of period features, the accommodation comprises a spacious reception, separate kitchen/breakfast room, two double bedrooms, the primary benefiting from fitted wardrobes, a family bathroom and an en-suite shower room. Further benefits include a balcony with stairs leading to a communal courtyard garden. The property is conveniently located only moments away from the restaurants, cafes and bars in Highgate Village and within walking distance to both Highgate and Archway Underground Stations.

#### Material Information:

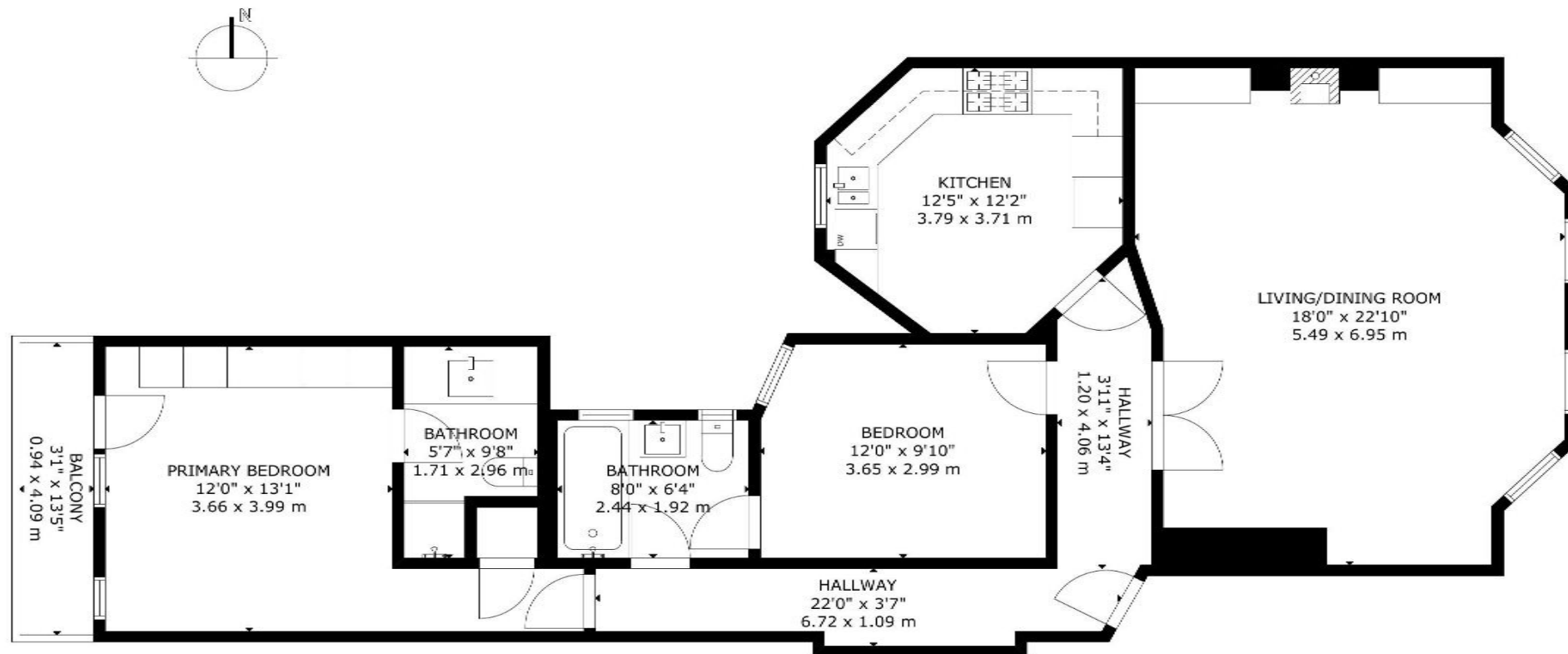
The property has gas heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is CPZ street parking is available with parking restrictions between 10:00 - 12:00, Monday to Friday.

Please note that £3,500 per calendar month is the equivalent of £807.69 per week

Council Tax: Camden Band F

Approx. Floor Area: 1068 sqft (99.22 sqm)





FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 99 m<sup>2</sup>/1,068 sq.ft  
FIRST FLOOR: 99 m<sup>2</sup>/1,068 sq.ft  
EXCLUDED AREAS: BALCONY: 4 m<sup>2</sup>/41 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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