



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Holmesdale Road, Highgate, N6
Price £5,000 pcm - To Let

A four/five bedroom, two bathroom Victorian house situated on a quiet road within close walking distance to Highgate Underground Station. Offered in excellent condition throughout, the ground floor accommodation comprises a reception room open plan to the kitchen, with doors opening onto the garden, a second reception room to the front of the property/ fifth bedroom, and a guest WC with utility area. The first and second floors comprise a primary bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally the property has a large patio leading to a low maintenance garden. There is an abundance of storage throughout the property including fitted wardrobes to the bedrooms, built in understairs storage and eaves storage in the top floor bedroom. The house is conveniently located within walking distance to both Highgate Village and Crouch End Broadway, some excellent local schools and the picturesque surroundings of Parkland Walk and Highgate and Queens Wood.

Material Information:

The property has gas central heating and fibre broadband. The building is serviced by electricity, 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. A regular garden maintenance service is included in the rent of the property.

Please note that £5,000 per calendar month is the equivalent of £1,153.84 per week

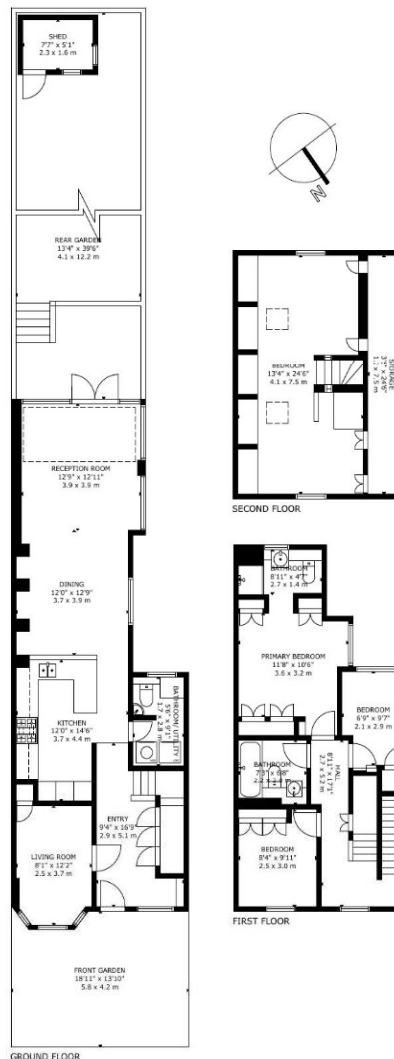
Council Tax: Haringey Band D

Tenancy Term: 12 months or longer

Approx. Floor Area: 1749 sqft (162.49 sqm)



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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
TOTAL: 162 m²/1,749 sq.ft
GROUND FLOOR: 72 m²/776 sq.ft, FIRST FLOOR: 51 m²/549 sq.ft, SECOND FLOOR: 39 m²/424 sq.ft
EXCLUDED AREAS: SHED: 4 m²/38 sq.ft, REAR GARDEN: 44 m²/472 sq.ft, FRONT GARDEN: 23 m²/250 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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