



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £2,100 pcm - To Let

A two bedroom first floor apartment, with lift access, of a 1930's `Art Deco` block within close walking distance of both Highgate and Archway Underground Stations. The property boasts a spacious reception room leading directly on to the balcony, a separate kitchen, two bedrooms and a bathroom. Further benefits include an on-site porter, extensive and secure off street parking including additional gated spaces to the rear of the building, use of well maintained communal gardens and the property is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway.

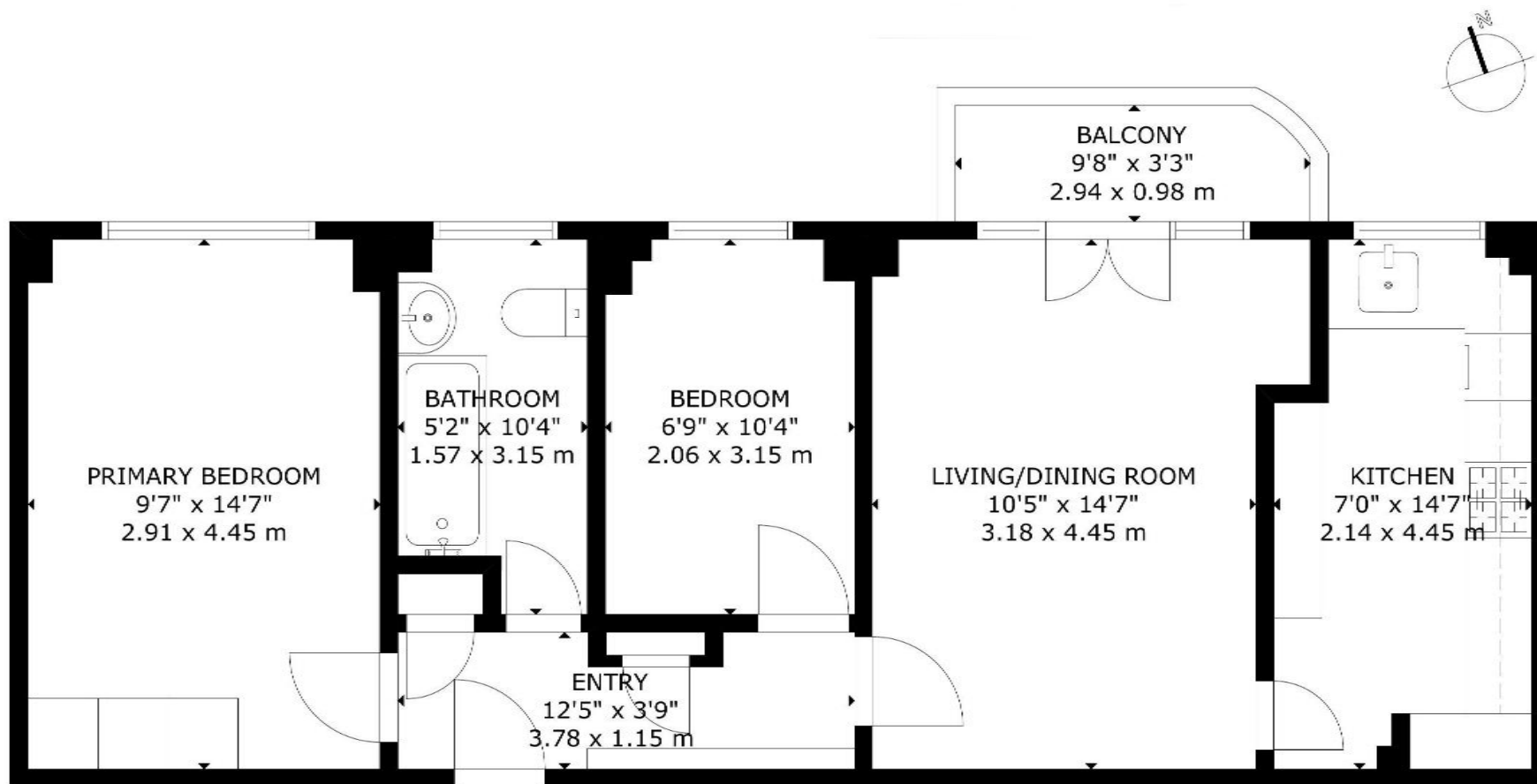
Material Information:

The property has gas central heating via a communal boiler system, and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is off street parking on a first come first served basis. A permit is required from the building managing agents.

Council Tax: Haringey Band C

Approx. Floor Area: 597 sqft (55.46 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	78
(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: 55 m²/597 sq.ft
 FIRST FLOOR: 55 m²/597 sq.ft
 EXCLUDED AREAS: BALCONY: 3 m²/30 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



