



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane Gardens, Highgate, N6 N6
Price £2,400 pcm - To Let

A newly refurbished two double bedroom apartment on the raised ground floor. The property is in an Edwardian period conversion, with high ceilings. Flooded in natural light this property boasts an array of original period features throughout. The accommodation comprises a spacious reception room with the original fireplace and an open plan to a fitted kitchen, two double bedrooms and bathroom. Further benefits include fitted wardrobes in the master bedroom, two large storage areas. Located on a quiet road within close walking distance to Highgate Underground Station. It is located within walking distance to the amenities of both Highgate Village and Crouch End Broadway. The open spaces of Waterlow Park, Queens Wood and Parkland Walk, are only moments away.

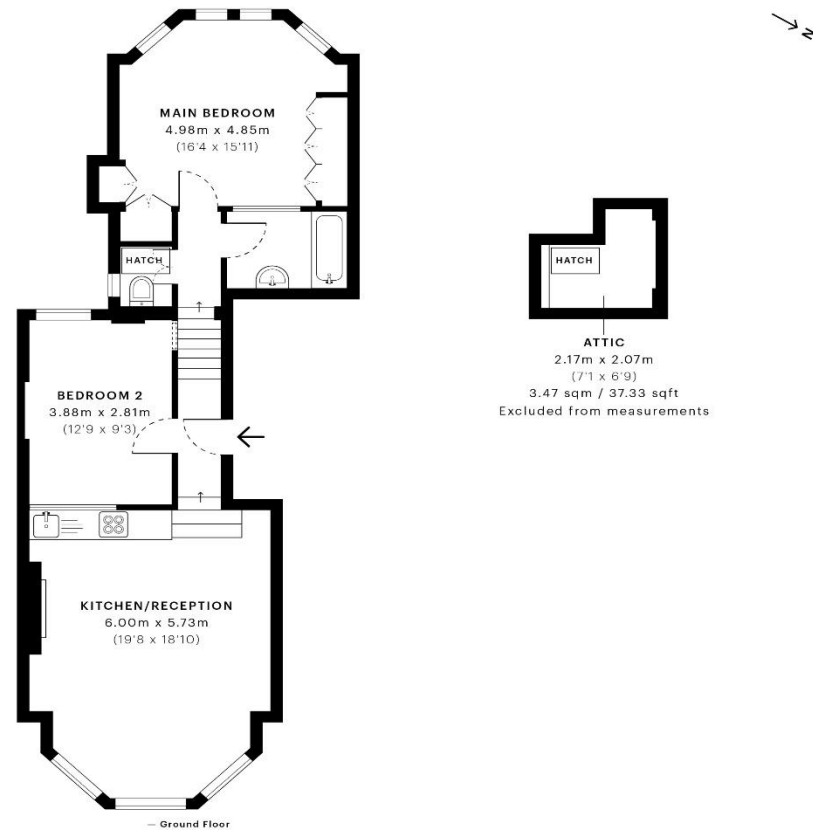
Please note that £2400 per calendar month is the equivalent of £553.84 per week

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 685 sqft (63.64 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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:
63.65 sqm / 685.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features:
Includes only the living, kitchen and hall:
61.14 sqm / 660.11 sqft

EXTERNAL STRUCTURAL FEATURES
Structural, external, internal and:
0.00 sqm / 0.00 sqft

ROOF TYPE HEAD HEIGHT
Lifted over the area above 1.5m:
0.00 sqm / 0.00 sqft



spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans are generated automatically and are not to be used for any other purpose. All measurements are taken to the internal face of walls and doors. All measurements are taken to the internal face of walls and doors.

FINAL MEASUREMENT: 63.65 sqm / 685.12 sqft
FINAL RECOMMENDATION: 63.65 sqm / 685.12 sqft

spec id: 563af743b15730b0d6df5af6a0



