



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Road, Highgate, N6  
Price £900 pw - To Let



A link-detached three bedroom family home situated only moments away from the heart of Highgate Village. Flooded in natural light, the ground floor accommodation comprises of a spacious reception room with parquet wooden floors, a modern fitted kitchen with a breakfast bar that is open plan to the dining room, a conservatory and a ground floor WC. The first floor comprises of three bedrooms, a family bathroom and an en-suite shower room to the master bedroom. Externally the property has front and rear gardens. The property is conveniently located within walking distance to Highgate Underground Station along with the picturesque surroundings of Hampstead Heath, Kenwood House and Waterlow Park.

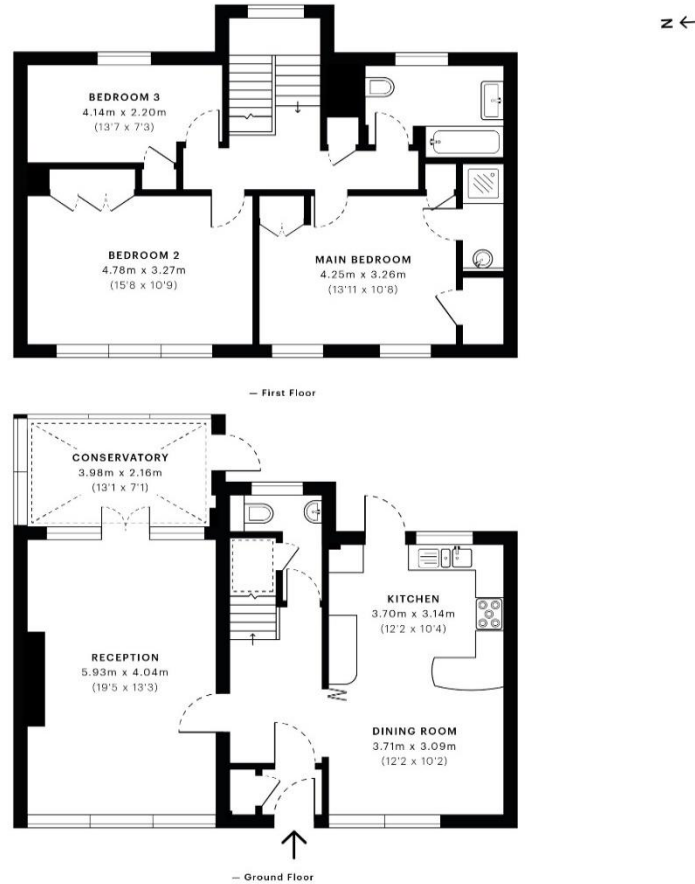
Please note that £900 per week is the equivalent of £3900 per calendar month

Council Tax: Haringey Band F - £2715

Tenancy Term: 12 months

Approx. Floor Area: 1467 sqft (136.29 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
136.38 sqm / 1467.98 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
122.47 sqm / 1318.26 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
1.27 sqm / 13.67 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 131.81 sqm / 1418.79 sqft  
IPMS 3C RESIDENTIAL 122.99 sqm / 1323.85 sqft

spec id: 5fd9f07a4c7e010dbe78430d





