



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Sandstone Place, Archway, N19
Price £2,400 pcm - To Let

A two bedroom top floor purpose built apartment set in an iconic modernist building forming part of the highly sought after Whittington Estate, situated only moments away from Waterlow Park. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises a spacious reception room with a sliding door to a south facing terrace with far reaching views, modern kitchen, two bedrooms, both with fitted wardrobes, and a bathroom. Further benefits include double glazed windows, two storage cupboards in the hallway and the rent is inclusive of the heating and the heating of the hot water. The property is conveniently located within close walking distance to Highgate Village and Archway Underground Station.

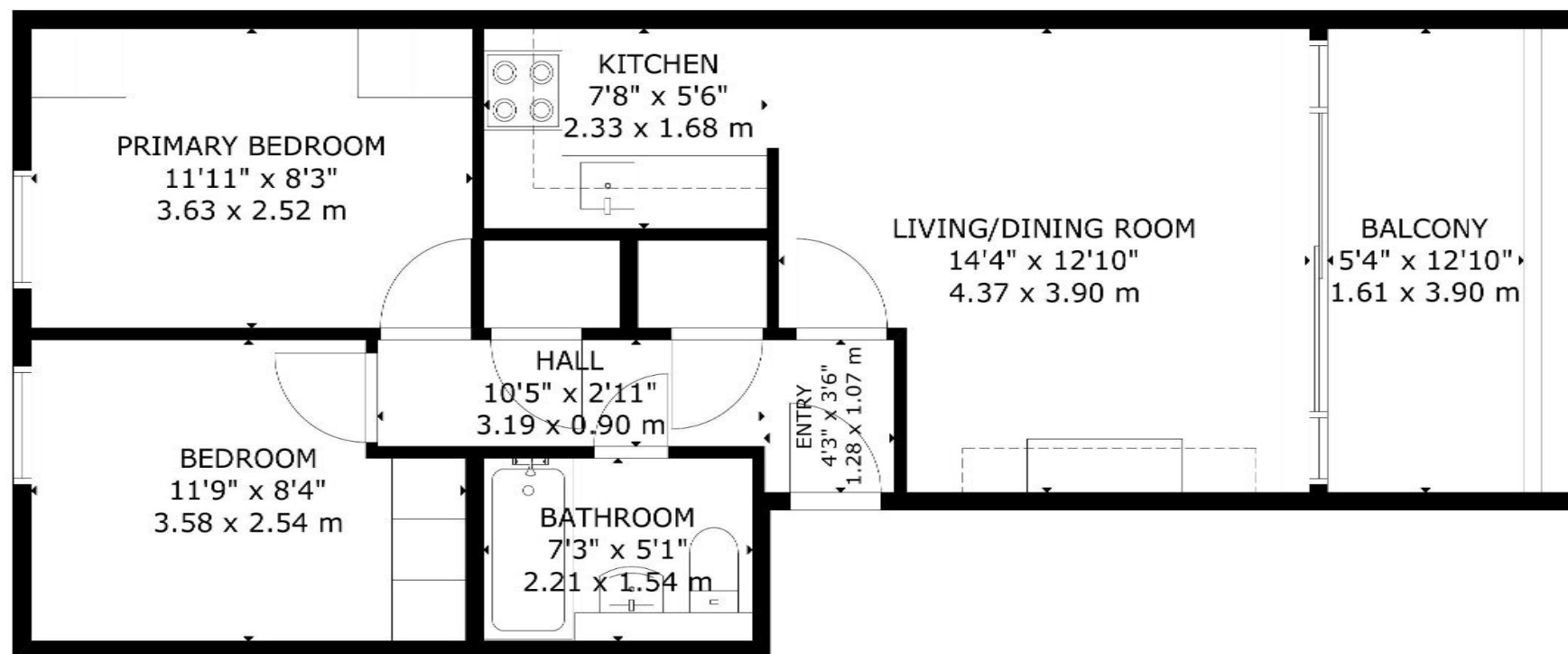
Material Information:

The property has gas central heating, 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 CPZ street parking available on the surrounding roads.

Council Tax: Camden Band B

Approx. Floor Area: 523 sqft (48.59 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	77
EU Directive 2002/91/EC		

GROSS INTERNAL AREA
TOTAL: 49 m²/523 sq.ft
SECOND FLOOR: 49 m²/523 sq.ft
EXCLUDED AREAS: BALCONY: 6 m²/68 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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