



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Broadlands Road, Highgate, N6**  
**Price £850 pw - To Let**



A three bedroom house with a large garden and off street parking for one car situated on a sought after road only moments away from Highgate Village. Arranged over two floors, the accommodation comprises a spacious reception room, dining room, fitted kitchen, utility room, guest WC, three bedrooms, the master benefiting from a walk in wardrobe and two bathrooms. Externally the property has a large rear garden laid to lawn with a patio area. The property is conveniently located within walking distance to Highgate Underground Station along with the open spaces of Hampstead Heath and Kenwood House.

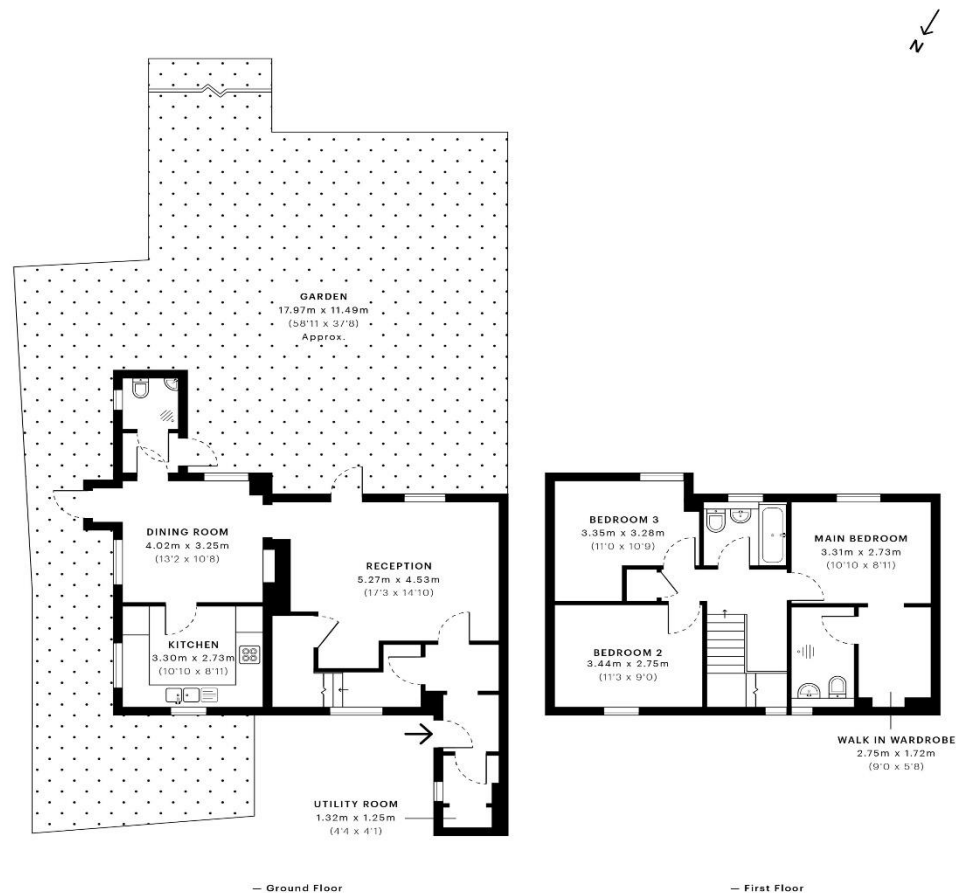
Please note that £850 per week is the equivalent of £3,683.33 per calendar month

Council Tax: Haringey Band F

Tenancy Term: 12 months

Approx. Floor Area: 1195 sqft (111.02 sqm)





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	60
(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  
111.06 sqm / 1195.44 sqft

NET INTERNAL AREA (NIA)  
Excludes voids and external features  
Includes balconies, external floor height  
100.17 sqm / 1078.22 sqft

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

RESTRICTED HEIGHT (RH)  
Limited use area under 15m  
2.01 sqm / 21.96 sqft



Spec-verified floor plans are produced in accordance with the instructions of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPW0108 REPERIMENTAL 000.00 sqm / 0.00 sqft  
IPW0109 REPERIMENTAL 000.00 sqm / 0.00 sqft

SPEC ID: 5633c254823676c0de3b103a8





