



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane Gardens, Highgate, N6
Price £450 pw - To Let

A two bedroom split level, top floor period conversion situated in a quiet cul-de-sac within close walking distance of Highgate Underground Station. Flooded with natural light, the accommodation comprises of a reception room with wooden floors that is open plan to the kitchen with granite work surfaces, large double bedroom with far reaching views, second double bedroom and a shower room. The property is ideally located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway along with the picturesque surroundings of Parkland Walk.

Please note that £450 per week is the equivalent of £1,950 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 689 sqft (64.01 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.02 sqm / 689.11 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
56.31 sqm / 606.12 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.20 sqm / 12.92 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: 59.64 sqm / 641.96 sqft
IPMS 3C RESIDENTIAL: 56.84 sqm / 611.82 sqft

spec id: 60e40b4796af620dbf82ebeb



