



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Highgate Hill, Highgate, N6
Price £3,500 pcm - To Let

An extremely spacious two bedroom garden flat situated only moments away from the heart of Highgate Village. Boasting a combination of wooden and tiled floors throughout, the accommodation comprises a large fully fitted kitchen with both dining and seated areas, a separate formal living room, dining room, two bedrooms, the primary benefiting from an en-suite bathroom with a roll top bath and separate shower cubicle, and the second bedroom having an en-suite shower room, a utility cupboard and a guest WC. Further benefits include a number of period features throughout, a cellar and a vaulted ceiling to the primary bedroom. Accessed from the kitchen through Bi-Folding doors is a low maintenance private garden incorporating a large patio and a variety of plants. The property is conveniently located within walking distance to Archway Underground Station and only moments away from the picturesque surroundings of Waterlow Park.

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 with restrictions from 10am - 12pm.

Please note that £3,500 per calendar month is the equivalent of £807.69 per week

Council Tax: Haringey – Band F

Approx. Floor Area: 1754 sqft (162.95 sqm)



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 75 | 78 |
| (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
163.02 sqm / 1754.73 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
136.32 sqm / 1467.34 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.20 sqm / 2.15 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 159.83 sqm / 1720.40 sqft
IPMS 3C RESIDENTIAL 150.67 sqm / 1621.80 sqft

spec id: 621caab32aacad0dba0f9921



