



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Northwood Road, Highgate, N6**  
**Price £2,100 pcm - To Let**

A stunning one bedroom apartment occupying the top floor of an Edwardian period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room which is open plan to a fitted kitchen, double bedroom with a fitted wardrobe and a bathroom. It's conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

**Material Information:**

The property has gas central heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available with parking restrictions between 10:00 - 12:00, Monday to Friday.

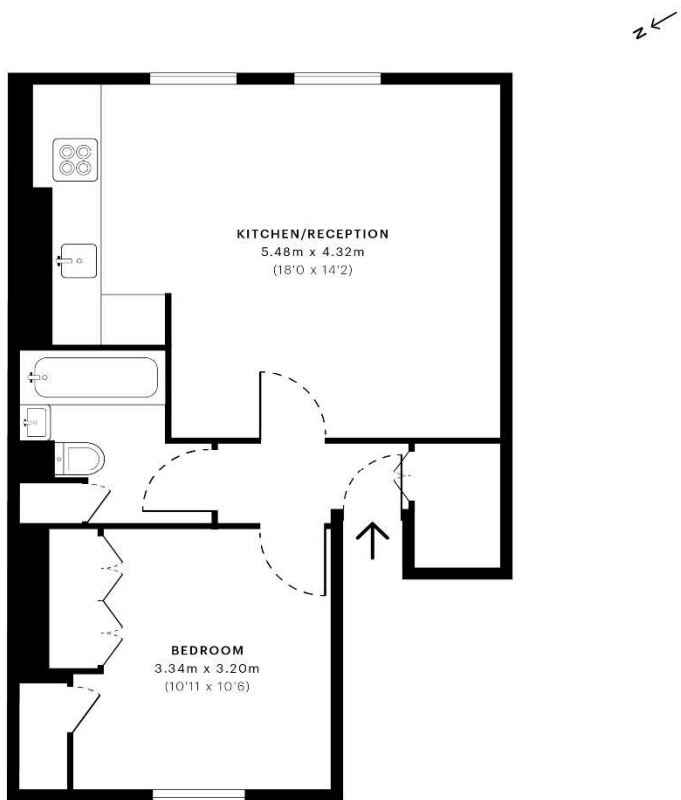
Please note that £2,100 per calendar month is the equivalent of £484.61 per week

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 447 sqft (41.53 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

UPPER FLOOR FINISHES  
The kitchen and reception  
41.54 sqm / 447.13 sqft

REAR TERRACE, SIDE REAR  
Entrance porch and external balcony  
39.65 sqm / 429.05 sqft

EXTERNAL STRUCTURAL ELEMENTS  
Roofline, chimney, wall, etc.  
0.00 sqm / 0.00 sqft

REAR GARDEN (SEE FLOOR PLAN)  
1.99 sqm / 21.51 sqft



Spec: Verified floor plans are produced by accredited staff.  
Neutral Institution of Chartered Surveyors (RICS) Measurement standards.  
Plans and gardens are illustrative only and based on a series of measurements.  
Do not rely on them for legal purposes.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurement captured in the scan.

IPMR 88 RESIDENTIAL - 41.54 sqm / 447.13 sqft  
IPMR 303 RESIDENTIAL - 39.65 sqm / 429.05 sqft

SPEC ID: 56315d3c6e0d4d4d0e37b942a0



