



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £550 pw - To Let

A two bedroom apartment occupying the second floor of a period conversion situated within close walking distance to Highgate Village. Flooded in natural light, the accommodation comprises a spacious reception room open plan to a fitted kitchen, two bedrooms and bathroom. The property is conveniently located within close walking distance to the picturesque surroundings of Waterlow Park and within easy reach of both Highgate and Archway Underground Station.

Material Information:

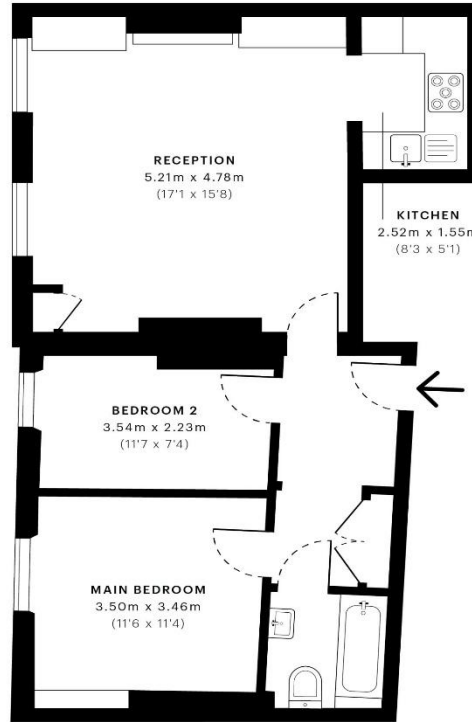
The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available on the surrounding roads with restrictions from 10am - 2pm.

Please note that £550 per week is the equivalent of £2,33.33 per calendar month

Council Tax: Islington Band D

Approx. Floor Area: 669 sqft (62.15 sqm)





— Second Floor

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		76	79
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
62.13 sqm / 668.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.53 sqm / 597.72 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 61.46 sqm / 661.55 sqft
IPMS 3C RESIDENTIAL 55.86 sqm / 601.27 sqft

spec id: 60474e1f9fc711Odd7053b01



