



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Northwood Road, Highgate, N6  
Price £450 pw - To Let

A one bedroom raised ground floor period conversion with a separate study situated within close walking distance to Highgate Underground Station. Boasting wooden floors throughout, high ceilings and flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, double bedroom and bathroom. There is also a separate study which is accessed independently from the communal hallway. The property has gas central heating, fibre broadband and street CPZ parking is available. It is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

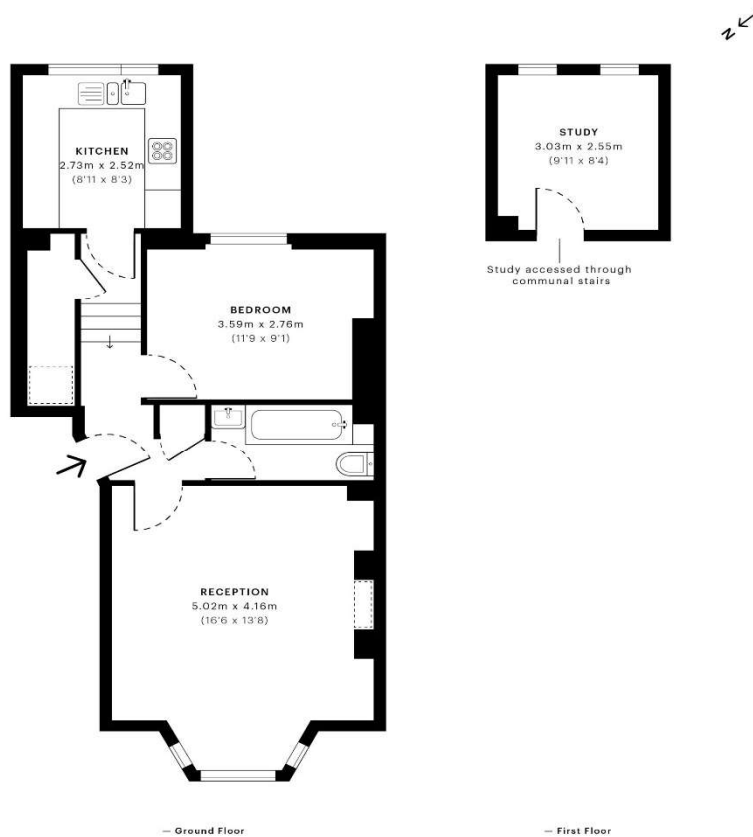
Please note that £450 per week is the equivalent of £1,950 per calendar month

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 597 sqft (55.46 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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  
55.47 sqm / 597.07 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
52.48 sqm / 564.89 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.72 sqm / 7.75 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 54.98 sqm / 591.80 sqft  
IPMS 3C RESIDENTIAL 52.86 sqm / 568.98 sqft

spec id: 62948a4d053db80de4a0e478



