



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6  
Price £315 pw - To Let

A second floor studio apartment at the rear of a purpose built development located within walking distance to both Highgate and Archway Underground Stations. Benefiting from lift access and oak parquet wooden floors, arranged in a herringbone pattern, the accommodation comprises a large studio room. modern kitchen and a bathroom. Externally there is off street parking on a first come first served basis and access to a communal garden. The property is conveniently situated within close walking distance to the restaurants, cafes and bars of Highgate Village along with the open spaces of Waterlow Park.

Please note that £315 per week is the equivalent of £1365 per calendar month

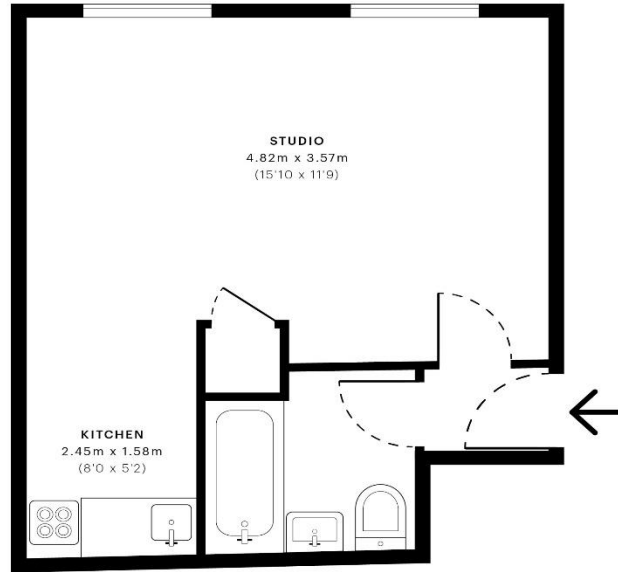
Council Tax: Haringey Band C - £1671 per annum

Tenancy Term: 12 months

Approx. Floor Area: 274 sqft (25.46 sqm)







— Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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 carpeted area of the property.  
25.51 sqm / 274.59 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes the area of the internal staircase.  
24.75 sqm / 266.81 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, porches and  
0.00 sqm / 0.00 sqft

ROOF TYPE HEAD HEIGHT  
Standard 2.4m (8'0")  
0.00 sqm / 0.00 sqft



spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement standards.  
Plans are generated automatically and are not to be used for legal purposes.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual rooms lengths and widths  
are the maximum points of measurement captured in the scan.

FINAL GROSS INTERNAL AREA: 25.51 sqm / 274.59 sqft  
FINAL NET INTERNAL AREA: 24.75 sqm / 266.81 sqft

spec ID: 563ae6a3f5580900d0bc31d93f





