



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Archway Road, Highgate, N6  
Price £360 pw - To Let

A top floor two bedroom period conversion situated only moments away from Highgate Underground Station. Benefiting from double glazed windows throughout, the accommodation comprises a reception room open plan to the kitchen, two equally proportioned double bedrooms and a bathroom. The apartment is ideally located within close walking distance to the restaurants, cafes and bars of Highgate Village along with the open spaces of Waterlow Park.

Please note that £360 per week is the equivalent of £1,560 per calendar month

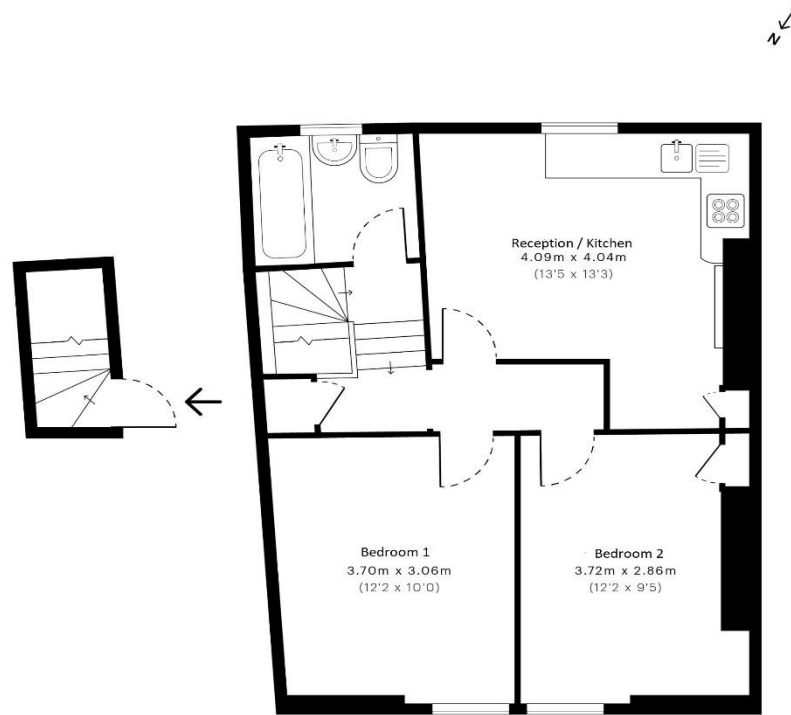
Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 527 sqft (48.96 sqm)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

First Floor

Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
48.99 sqm / 527.32 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
44.28 sqm / 476.63 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 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 46.64 sqm / 502.03 sqft  
IPMS 3C RESIDENTIAL 44.54 sqm / 479.42 sqft

spec id: 02fe17bdccaaec0e41b2338a



