



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Holmesdale Road, Highgate, N6
Price £1,250 pw - To Let

A four bedroom, two bathroom Edwardian house situated on a quiet road within close walking distance to Highgate Underground Station. Offered in excellent condition throughout and boasting an array of period features, the ground floor accommodation comprises a double reception room with wooden floors, large eat in kitchen, with bi-fold doors opening onto the garden, and a guest WC. The first and second floors comprise a primary bedroom with an en-suite shower room and access to a large roof terrace, three further bedrooms and a family bathroom. Further benefits include a cellar providing a vast amount of storage and the kitchen includes a large range cooker, double fridge/freezer and integrated appliances. The property is conveniently located within walking distance to Highgate Village, some excellent local schools and Highgate and Queens Wood.

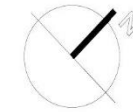
Please note that £1,250 per week is the equivalent of £5,416.66 per calendar month

Council Tax: Haringey Band E

Tenancy Term: 12 months or longer

Approx. Floor Area: 1633 sqft (151.71 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 151 m²/1,633 sq.ft
BASEMENT: 11 m²/119 sq.ft, GROUND FLOOR: 63 m²/682 sq.ft
FIRST FLOOR: 53 m²/571 sq.ft, SECOND FLOOR: 24 m²/261 sq.ft
EXCLUDED AREAS: BALCONY: 10 m²/108 sq.ft, REAR GARDEN: 24 m²/258 sq.ft, FRONT GARDEN: 9 m²/98 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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