



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Archway Road, Highgate, N6**  
**Price £575 pw - To Let**



A two bedroom ground floor apartment forming part of a Victorian conversion with a private garden situated within walking distance to Highgate Underground Station. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises of a spacious double reception room with bi-fold doors opening onto the garden, separate kitchen, two double bedrooms and a bathroom. There is also a utility cupboard and storage area. The property is conveniently located within walking distance to the multiple amenities of both Highgate Village and East Finchley High Road and the open spaces of Highgate Woods and Hampstead Heath. There is free on street parking to the front of the property.

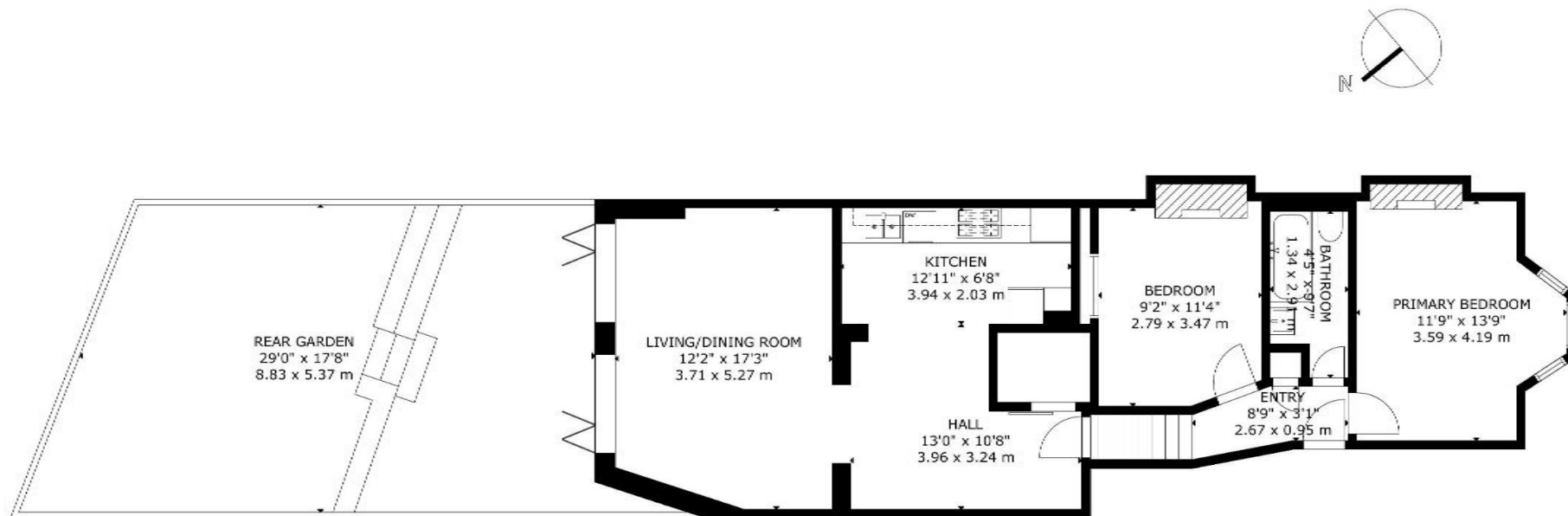
Please note that £575 per week is the equivalent of £2,491.67 per calendar month

Council Tax: Haringey Band D

Tenancy Term@ 12 months

Approx. Floor Area: 883 sqft (82.03 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>	77	78
(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	

GROSS EXTERNAL AREA  
TOTAL: 82 m<sup>2</sup>/883 sq ft  
GROUND FLOOR: 82 m<sup>2</sup>/883 sq ft  
EXCLUDED AREAS: REAR GARDEN: 48 m<sup>2</sup>/516 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



