



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane Gardens, Highgate, N6
Price £3,200 pcm - To Let

An extremely well presented two bedroom split level apartment with a south facing balcony occupying the top floor of an Edwardian period conversion situated within walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a large reception room with doors opening onto the balcony, a modern fitted kitchen, two double bedrooms and a luxurious bathroom. The property is ideally located within walking distance of Highgate Village and Crouch End Broadway and only moments away from the peaceful setting of Parkland Walk.

Material Information:

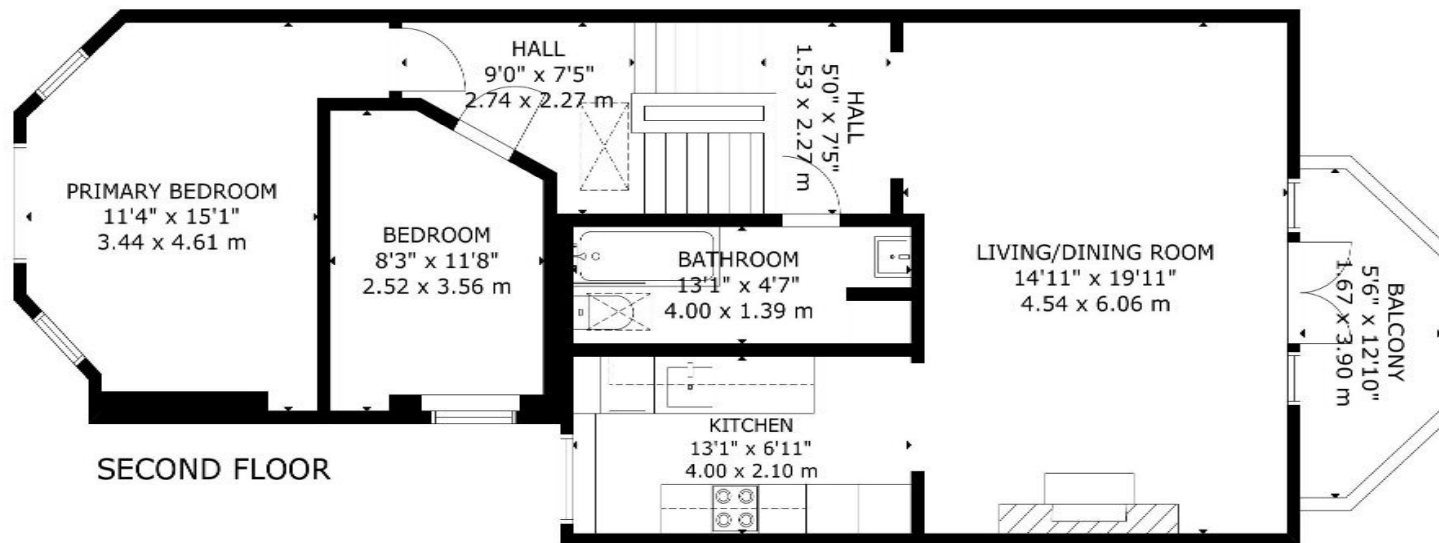
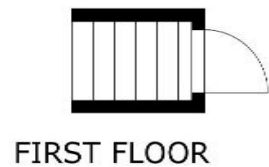
The property has gas central heating and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available with restrictions from 10am - 12pm. A permit is obtainable from Haringey Council.

Please note that £3,200 per calendar month is the equivalent of £738.46 per week

Council Tax: Haringey Band E

Approx. Floor Area: 869 sqft (80.73 sqm)





GROSS INTERNAL AREA
 TOTAL: 80 m²/869 sq ft
 FIRST FLOOR: 1 m²/14 sq ft, SECOND FLOOR: 79 m²/855 sq ft
 EXCLUDED AREAS: BALCONY: 5 m²/57 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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