



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Aylmer Road, East Finchley, N2
Price £2,100 pcm - To Let

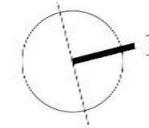
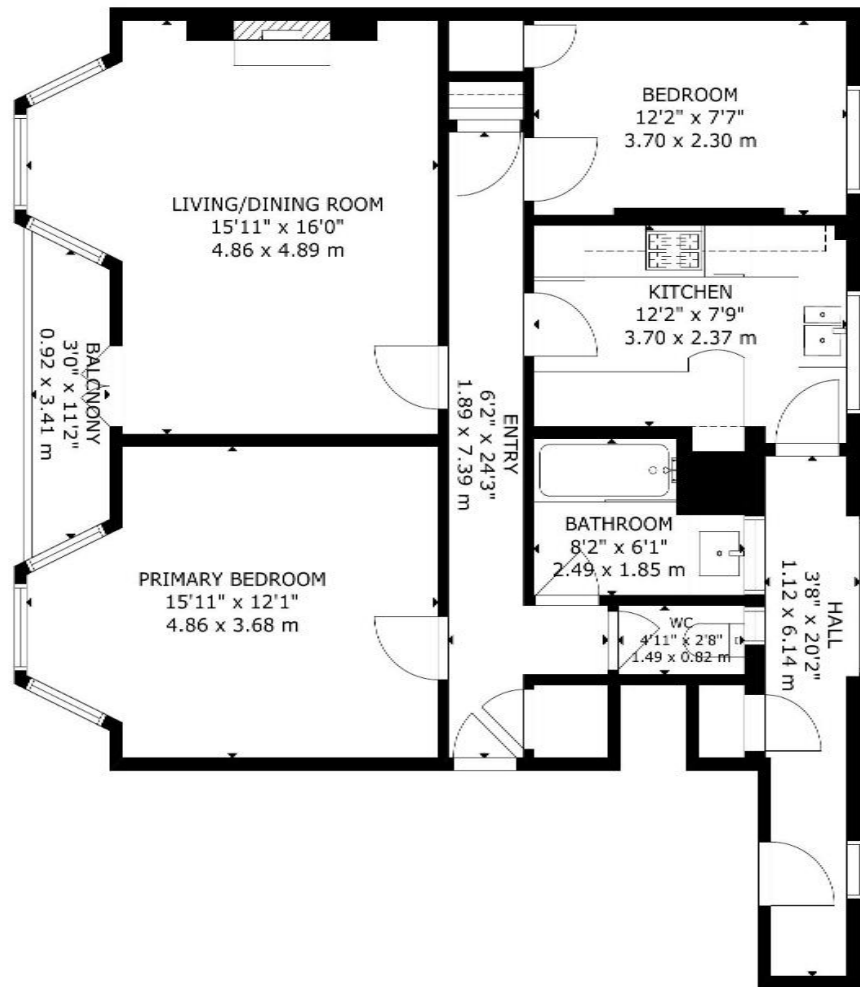
A two bedroom third floor purpose built apartment with lift access and a south facing balcony with far reaching views over Highgate Golf Club. Flooded in natural light, the accommodation comprises a spacious reception room, separate kitchen, bathroom and two double bedrooms. Further benefits include off street parking on a first come first served basis, double glazed windows, a covered front balcony, which provides a large amount of storage space, and a large south facing communal garden. The apartment is ideally situated within walking distance to both Highgate and East Finchley Underground Stations along with the picturesque surroundings of Hampstead Heath.

Material Information:

The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is off street parking on a first come first served basis available.

Council Tax: Haringey Band D
Approx. Floor Area: 856 sqft (79.53 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	79
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 80 m²/865 sq ft
SECOND FLOOR: 80 m²/865 sq ft
EXCLUDED AREAS: BALCONY: 3 m²/34 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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