



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill Avenue, Highgate, N6
Price £4,000 pcm - To Let

A recently refurbished four bedroom Victorian house arranged over three floors located on a quiet cul-de-sac within close walking distance of Highgate Underground Station. Flooded in natural light, the ground floor accommodation comprises a large double reception room with French doors opening onto the garden and a separate modern fitted kitchen. The first and second floors comprise four bedrooms, a large family bathroom with a separate shower cubicle and an en-suite bathroom to the primary bedroom. Externally the property has a patio garden and a roof terrace with far reaching views accessed from the second floor hallway. The property is serviced by gas central heating with fibre broadband available and CPZ street parking. The house is conveniently located within easy reach of Highgate Village, some excellent local schools and picturesque surroundings including Hampstead Heath, Kenwood House and Highgate and Queens Wood.

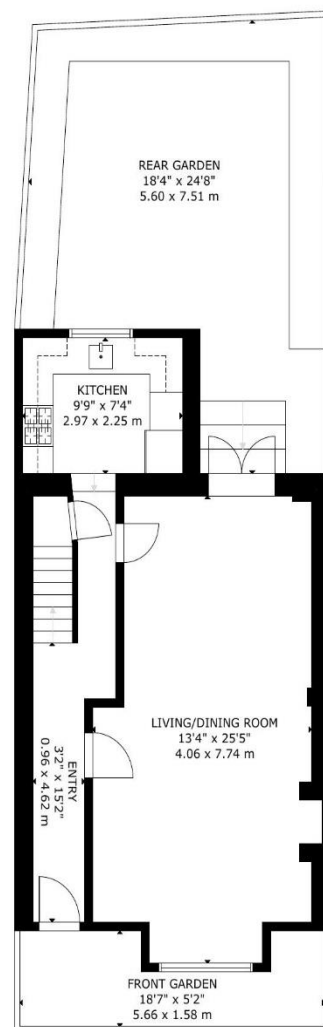
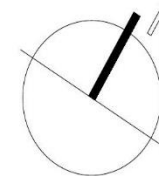
Please note that £4,000 per calendar month is the equivalent of £923.07p per week

Council Tax: Haringey Band F

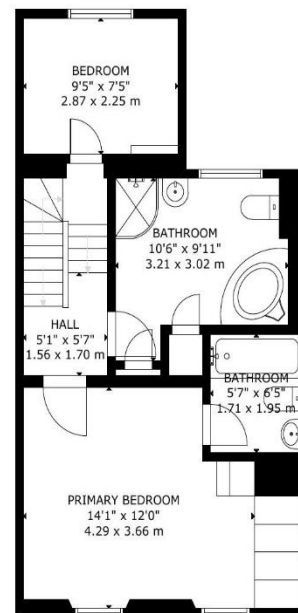
Tenancy Term: 12 months plus

Approx. Floor Area: 1388 sqft (128.95 sqm)

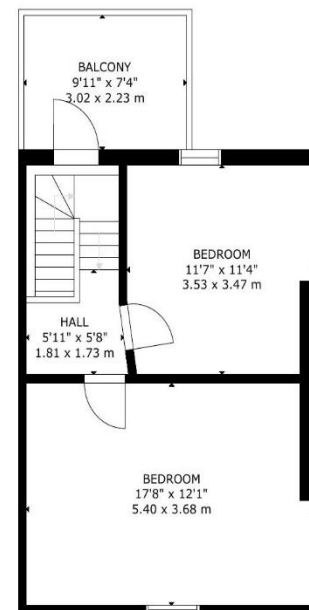




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	56
(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: 129 m²/1,388 sq ft
GROUND FLOOR: 46 m²/492 sq ft, FIRST FLOOR: 44 m²/472 sq ft, SECOND FLOOR: 39 m²/424 sq ft
EXCLUDED AREAS: REAR GARDEN: 33 m²/359 sq ft, FRONT GARDEN: 7 m²/79 sq ft, BALCONY: 7 m²/73 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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