



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Langdon Park Road, Highgate, N6**  
**Price £600 pw - To Let**

A two bedroom apartment arranged over two floors with a private garden located within close walking distance to Highgate Underground Station. Benefiting from wooden floors throughout, the accommodation comprises a spacious reception room open plan to the kitchen, two double bedrooms, shower room and a guest WC. There is also a basement providing an abundance of storage space. Externally the property has a large garden. There is gas central heating, fibre broadband is available and CPX street parking. The property is conveniently located within walking distance to both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

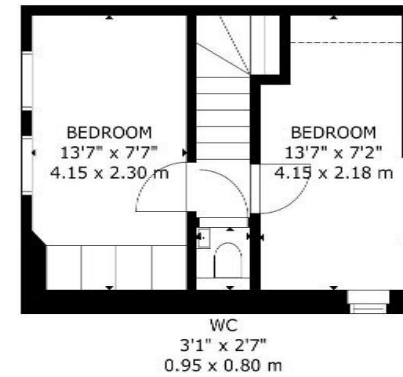
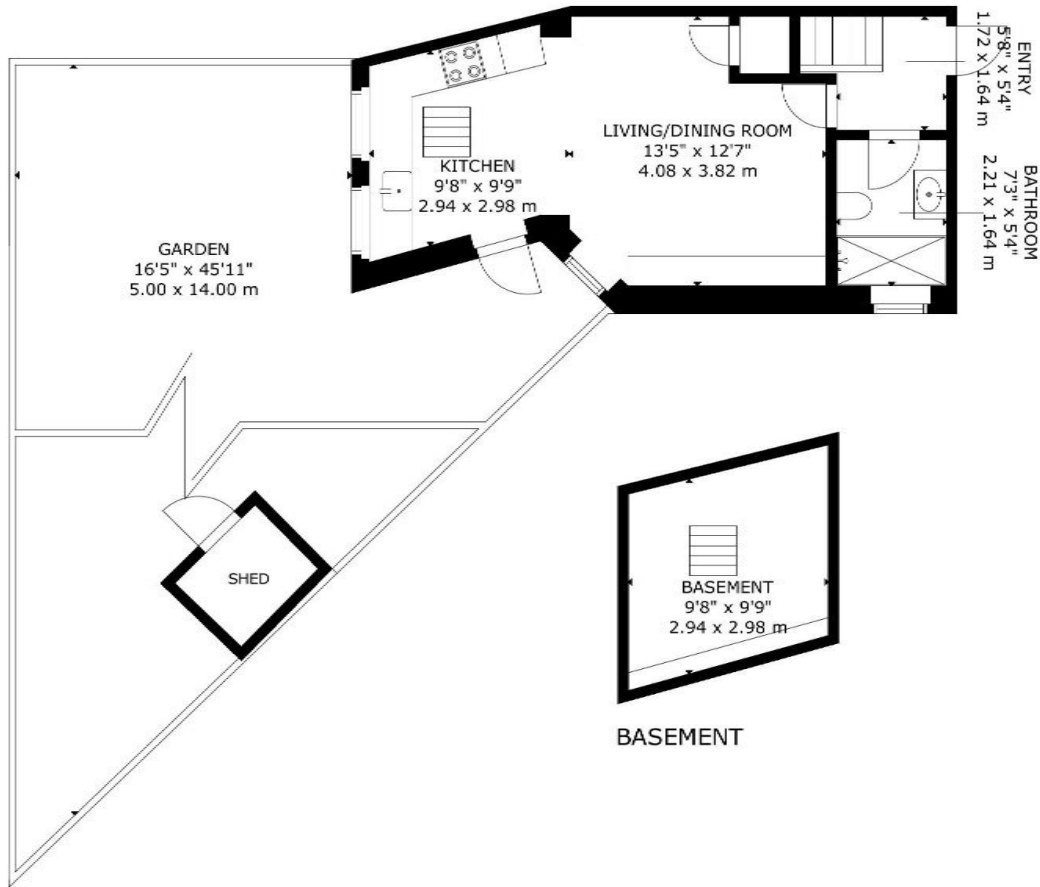
Please note that £600 per week is the equivalent of £2,600 per calendar month

Council Tax: Haringey Band C

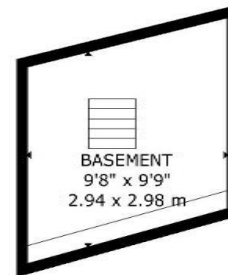
Tenancy Term: 12 months

Approx. Floor Area: 681 sqft (63.27 sqm)





FIRST FLOOR



BASEMENT

GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	76
(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 INTERNAL AREA  
 TOTAL: 64 m<sup>2</sup>/687 sq ft  
 BASEMENT: 9 m<sup>2</sup>/94 sq ft. GROUND FLOOR: 32 m<sup>2</sup>/341 sq ft. FIRST FLOOR: 23 m<sup>2</sup>/246 sq ft  
 EXCLUDED AREAS: GARDEN: 66 m<sup>2</sup>/713 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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