



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

South Grove, Highgate, N6
Price £3,000 pcm - To Let

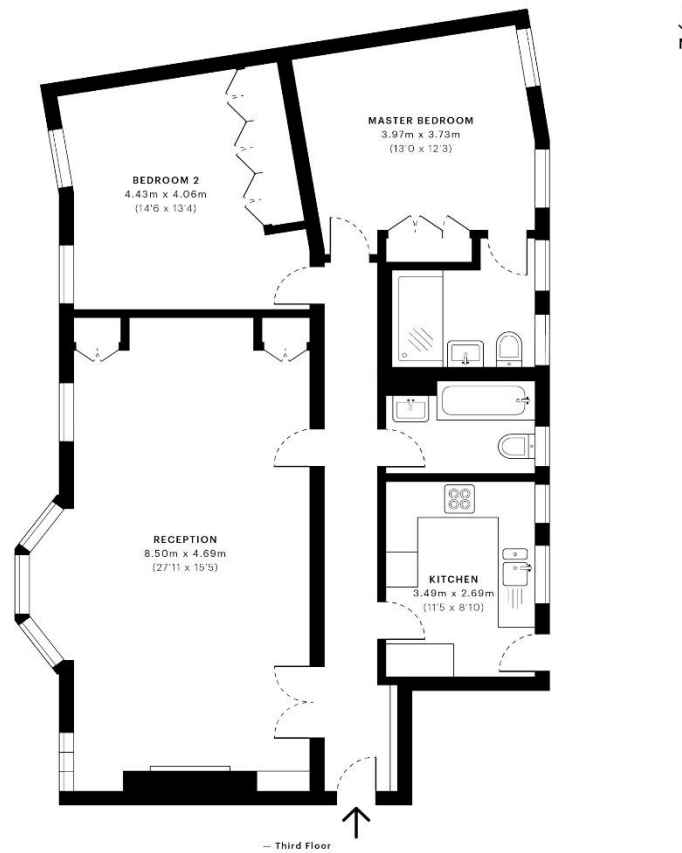
A two bedroom top floor apartment situated in a sought after Mansion block in the heart of Highgate Village. Flooded in natural light, the accommodation comprises of a spacious double reception room, separate modern kitchen, two double bedrooms, both with fitted wardrobes, a luxurious family bathroom and an en-suite shower room to the primary bedroom. Further benefits include lift access, large communal gardens and off street parking on a first come first served basis. The property has gas central heating, broadband and mains electricity and water. There is off street parking on a first come first served basis. A permit is required which can be obtained from the management company. The property is conveniently located only moments away from the restaurants, bars and cafes in Highgate Village along with the picturesque surroundings of Hampstead Heath, Kenwood House and Waterlow Park.

Please note that £3,000 per calendar month is the equivalent of £692.30 per week

Council Tax: Camden Band F

Tenancy Term: 12 months





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			
(39-54) E		49	58
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property.
99.8 Sqm / 1073.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes washrooms, restricted head.
92.6 Sqm / 996.6 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
100.5 Sqm / 1082.2 Sqft
IPMS 3C RESIDENTIAL
93.4 Sqm / 1005.0 Sqft

SPEC ID
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