



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane Gardens, Highgate, N6
Price £400 pw - To Let

A one bedroom apartment occupying the top floor of this Edwardian period conversion situated in a quiet cul-de sac within close walking distance of Highgate Underground Station. Boasting a south facing balcony, the accommodation comprises of a spacious reception room, fully fitted kitchen, large double bedroom and a bathroom. The apartment has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The property is conveniently situated within walking distance of the amenities of both Highgate Village and Crouch End Broadway and only moments away for the leafy surroundings of Parkland Walk.

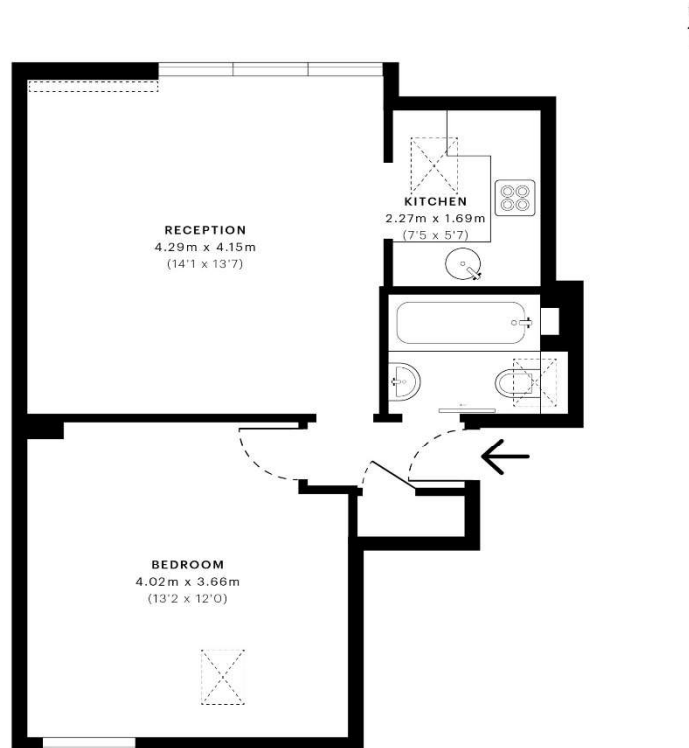
Council Tax: Haringey Band C

Please note that £400 per week is the equivalent of £1,733.33

Tenancy Term: 12 months

Approx. Floor Area: 456 sqft (42.36 sqm)





— Second Floor

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	54	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
42.40 sqm / 456.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
40.37 sqm / 434.54 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.23 sqm / 2.48 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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 42.69 sqm / 459.51 sqft
IPMS 3C RESIDENTIAL 40.87 sqm / 439.92 sqft

spec id: 5f8416b5e397310db883557c



