



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

North Hill, Highgate, N6  
Price £485 pw - To Let

A two double bedroom apartment situated on the second floor of this 1930`s purpose built block within close walking distance to Highgate Underground Station. The accommodation comprises of a spacious reception room opening onto a balcony overlooking the communal gardens, fitted kitchen, bathroom and two equally proportioned bedrooms. Externally there is a well maintained, secluded communal garden and the heating and hot water is included in the rent. The property has gas central heating via a communal boiler, fibre broadband is available and there is street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The apartment is conveniently situated within close walking distance to the restaurants, cafes and shops of Highgate Village and only moments away from the picturesque surroundings of Highgate Wood.

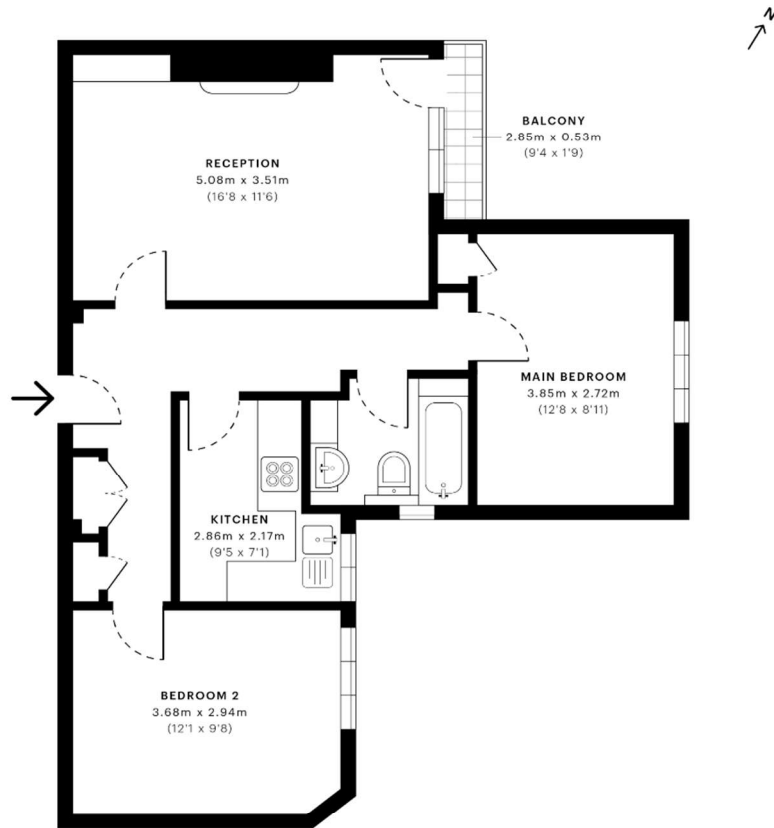
Please note that £485 per week is the equivalent of £2,101.67 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 647 sqft (60.11 sqm)





— Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
60.11 sqm / 647.02 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
56.49 sqm / 608.05 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.51 sqm / 16.25 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 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 61.86 sqm / 665.86 sqft  
IPMS 3C RESIDENTIAL 59.11 sqm / 636.25 sqft

spec id: 0001ab73b8f2ea0dc58bcd8d



