



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Cromwell Avenue, Highgate, N6**  
**Price £2,500 pcm - To Let**



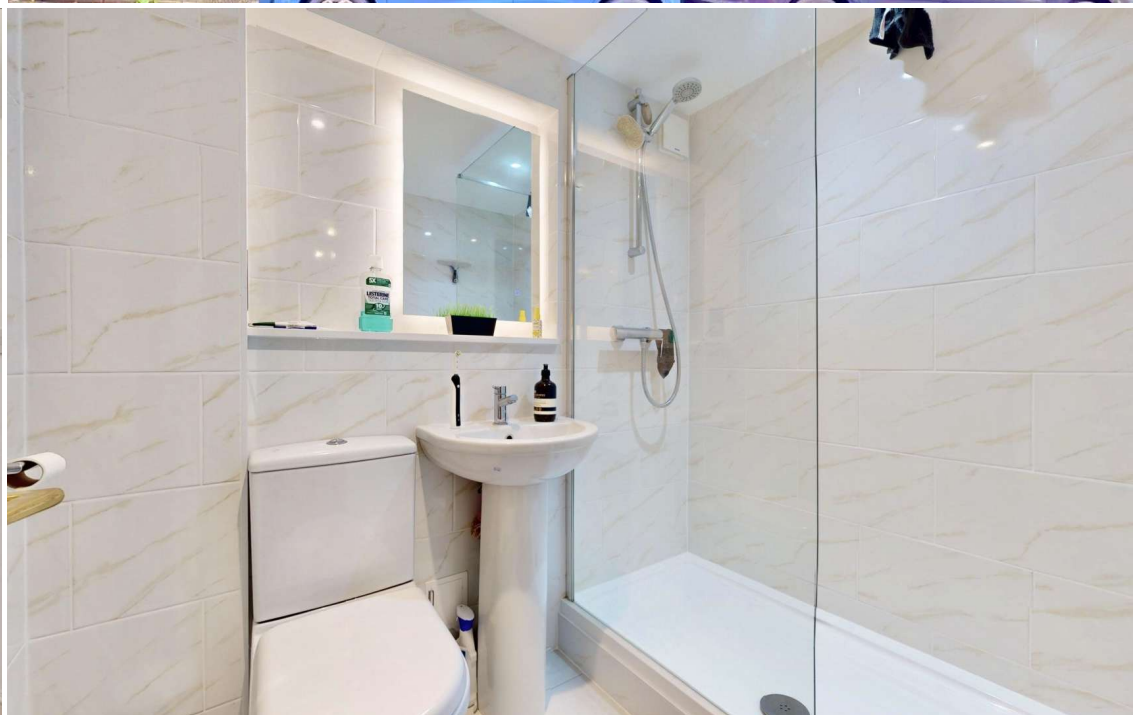
A unique two bedroom quadruplex apartment occupying four levels of this imposing church conversion only moments away from the heart of Highgate Village. Boasting ecclesiastical features throughout including stained glass windows and vaulted ceilings, the accommodation consists of a large kitchen open planned to the dining room, reception room with ornate balustrade and handrail overlooking the dining area, master bedroom with an en-suite bathroom, a second bathroom and a second double bedroom. There is also a small patio area that is accessed from the master bedroom. The property has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions from 10am - 12pm, Monday to Friday. The property is located within close walking distance of both Highgate and Archway Underground Stations and moments away from the open spaces of Waterlow Park.

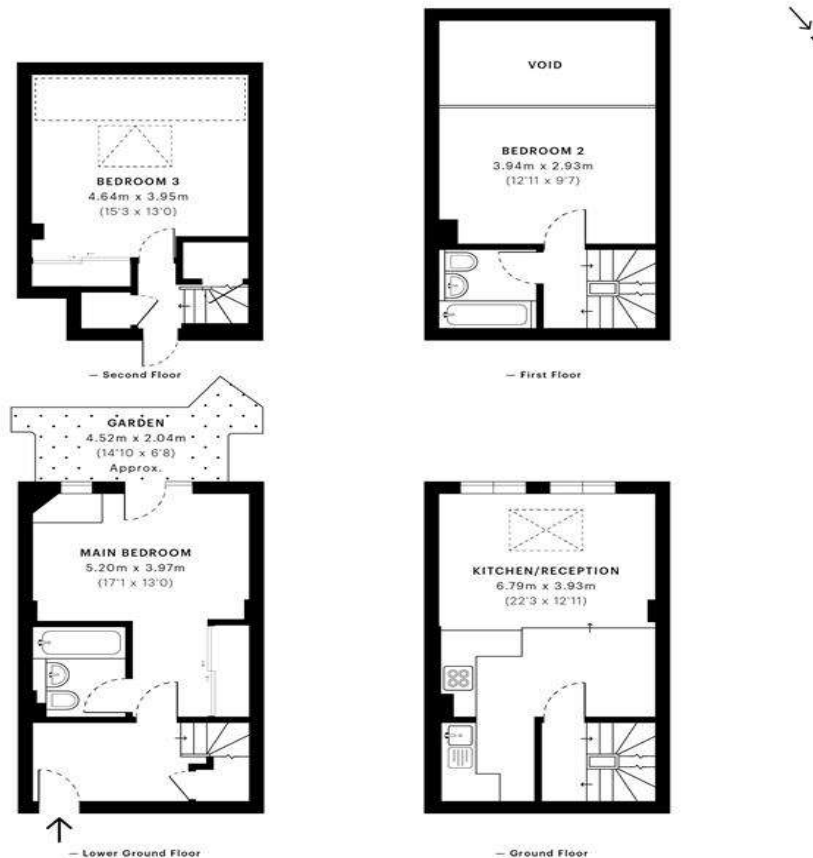
Please note £2,500 per calendar month is equivalent to £576.92 per week

Council Tax: Haringey Band E

Tenancy Term - 12 months

Approx. Floor Area: 1009 sqft (93.74 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 (GIA)  
The footprint of the property  
93.81 sqm / 1009.76 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head heights  
83.56 sqm / 899.43 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
3.75 sqm / 40.36 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 87.46 sqm / 941.41 sqft  
IPMS 3C RESIDENTIAL 84.04 sqm / 904.20 sqft  
SPEC ID: 601a9729a4b8610db767c28b5





