



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Talbot Road, Highgate, N6
Price £2,500 pcm - To Let

A two bedroom garden flat forming part of this Victorian period conversion situated on one of Highgate`s most desirable roads within close walking distance of Highgate Underground Station. Accessed from a private entrance, the accommodation comprises reception room with wood floors, separate newly installed kitchen, two double bedrooms and a luxurious bathroom. Externally there is a well maintained private rear garden. The property is serviced by gas central heating with fibre broadband available. There is CPZ street parking available. Talbot Road is a popular tree-lined road well located for the restaurants, cafes and bars in Highgate Village along with the rustic surroundings of Highgate Woods.

Please note that £2,500 per calendar month is the equivalent of £576.92 per week

Council Tax; Haringey Band D

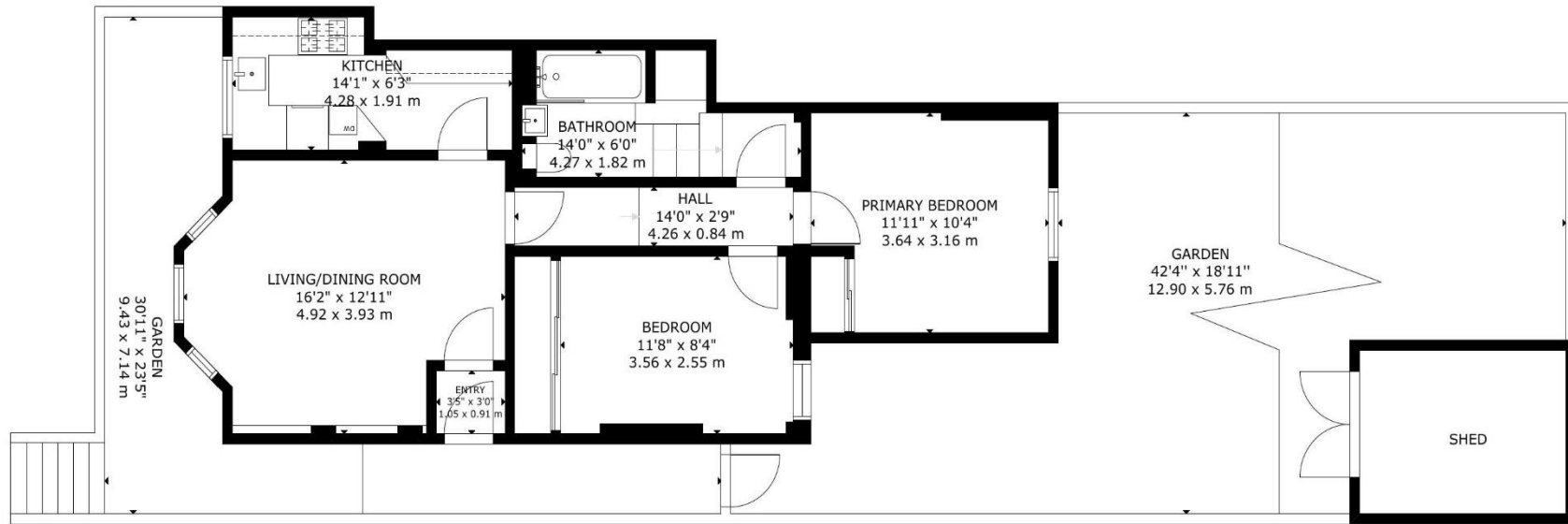
Tenancy Term: 12 months

Approx. Floor Area: 656 sqft (60.94 sqm)



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GROSS INTERNAL AREA
 TOTAL: 61 m²/656 sq.ft
 GROUND FLOOR: 61 m²/656 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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