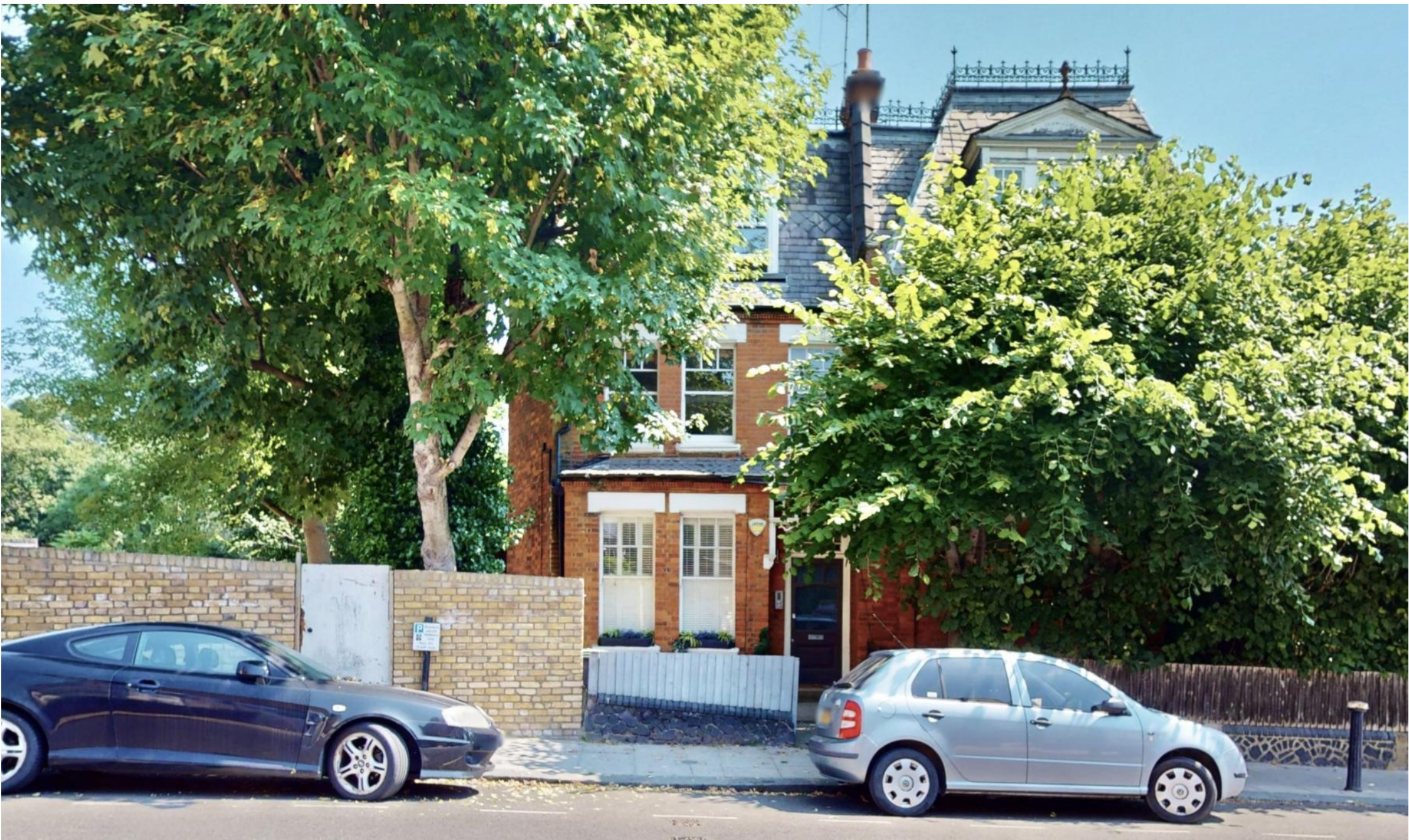




TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6
Price £2,800 pcm - To Let

A two bedroom apartment arranged over two floors with a private garden located within close walking distance to Highgate Underground Station. Benefiting from wooden floors throughout, the accommodation comprises a spacious reception room open plan to the kitchen, two double bedrooms, shower room and a guest WC. There is also a basement providing an abundance of storage space. Externally the property has a large garden. The property is conveniently located within walking distance to both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

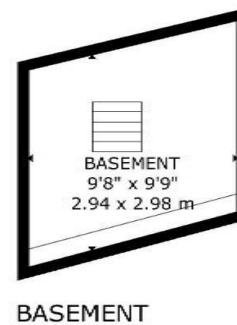
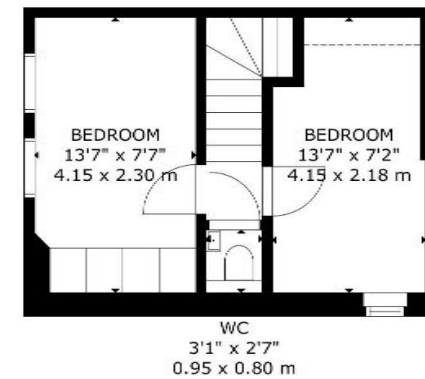
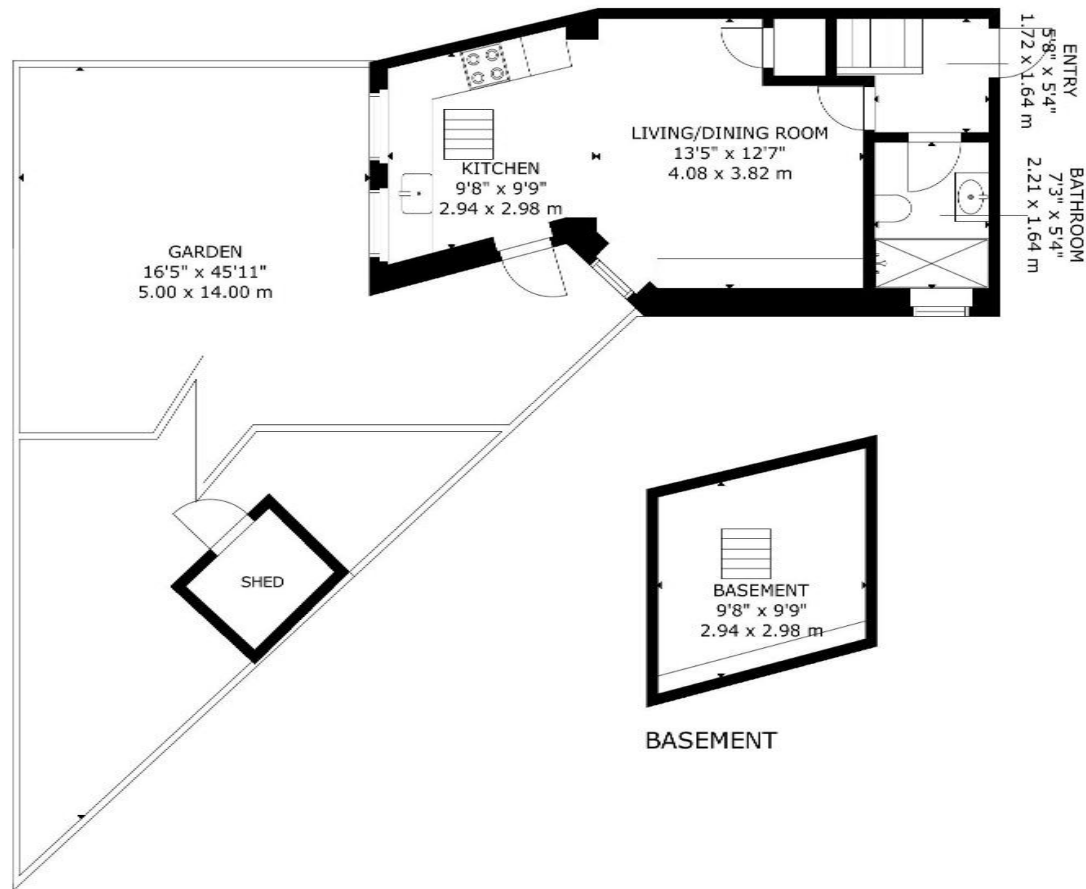
Material Information:

The property has gas central heating, and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available on the road.

Council Tax: Haringey Band C

Approx. Floor Area: 681 sqft (63.27 sqm)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
TOTAL: 64 m²/681 sq ft
BASEMENT: 9 m²/94 sq ft, GROUND FLOOR: 32 m²/341 sq ft, FIRST FLOOR: 23 m²/246 sq ft
EXCLUDED AREAS: GARDEN: 66 m²/713 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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