



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hampstead Lane, Highgate, N6
Price £6,500 pcm - To Let

A four bedroom double fronted house situated in the heart of Highgate Village. Boasting spacious living accommodation throughout in excess of 2,000 square feet, the internal accommodation comprises a south facing reception room with wooden floors, a separate kitchen with space for dining, luxurious family bathroom, four double bedrooms with fitted wardrobes and two en-suite bathrooms. Externally there is off street parking for two cars leading to an integral garage, and a mature rear garden. The property is ideally located for the amenities of Highgate Village and is also within close walking distance of Highgate Underground Station and the picturesque surroundings of Hampstead Heath and Kenwood House.

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 a garage and off street parking available.

Please note that £6,500 per calendar month is the equivalent of £1,500 per week
Council Tax: Haringey Band H
Approx. Floor Area: 2044 sqft (189.89 sqm)





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 707 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 663 SQ FT

RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 674 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2044 SQ FT / 190 SQ M. INC. GARAGE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



