



# Gulliver Place

Off Woodside Avenue, N10

£8,750 per month  
(£2,019.23 per week)

A beautiful semi detached 4 bedroom house set over 3 floors in this a private gated development in Muswell Hill ideally located for Highgate Woods and the amenities of Highgate (Northern Line).

**CHESTERTONS**



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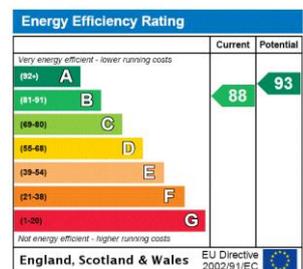
## Off Woodside Avenue, N10

- A Semi Detached House Gated Development
- 4 Bedrooms, 2 Bathrooms, 3 Receptions, Kitchen
- Off Street Parking For 2 Cars, Under Floor Heating, Air Conditioning
- Situated in Muswell Hill Ideally Located for Highgate Woods and the Amenities of Highgate (Northern Line)



A beautiful semi detached 4 bedroom house set over 3 floors in this a private gated development in Muswell Hill ideally located for Highgate Woods and the amenities of Highgate (Northern Line). The property has been finished to the highest of standards and boasts off street parking, under floor heating and air conditioning. Accommodation comprises lower ground: reception room, double bedroom with en-suite shower room, 2 bedrooms ground: spacious reception room 2nd floor: 3 further bedrooms, bathroom, shower room.

**Minimum Term:** 12 months  
**Deposit Required:** £12,115.38  
**Local Authority:** Haringey London Borough Council  
**Council Tax Band:** H  
**EPC Rating:** B  
**Unfurnished**



### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
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Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

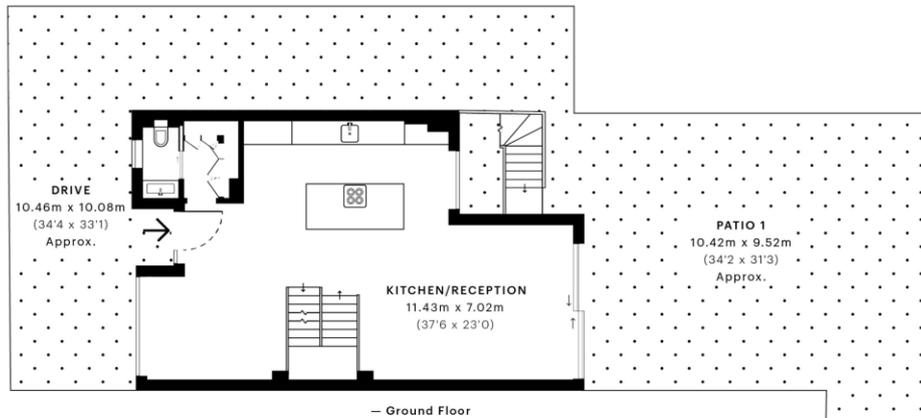


Gulliver Place, Off Woodside Avenue, N10

CAPTURE DATE 09/02/2023 LASER SCAN POINTS 99,463,646

GROSS INTERNAL AREA

208.47 sqm / 2243.95 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
208.47 sqm / 2243.95 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head height  
190.26 sqm / 2047.94 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
2.73 sqm / 29.39 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
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 2B RESIDENTIAL 2013.43 sqm / 2222.76 sqft  
IPMS 3C RESIDENTIAL 199.96 sqm / 2141.59 sqft

SPEC ID 563e362a63db8160dc99f530b

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