



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

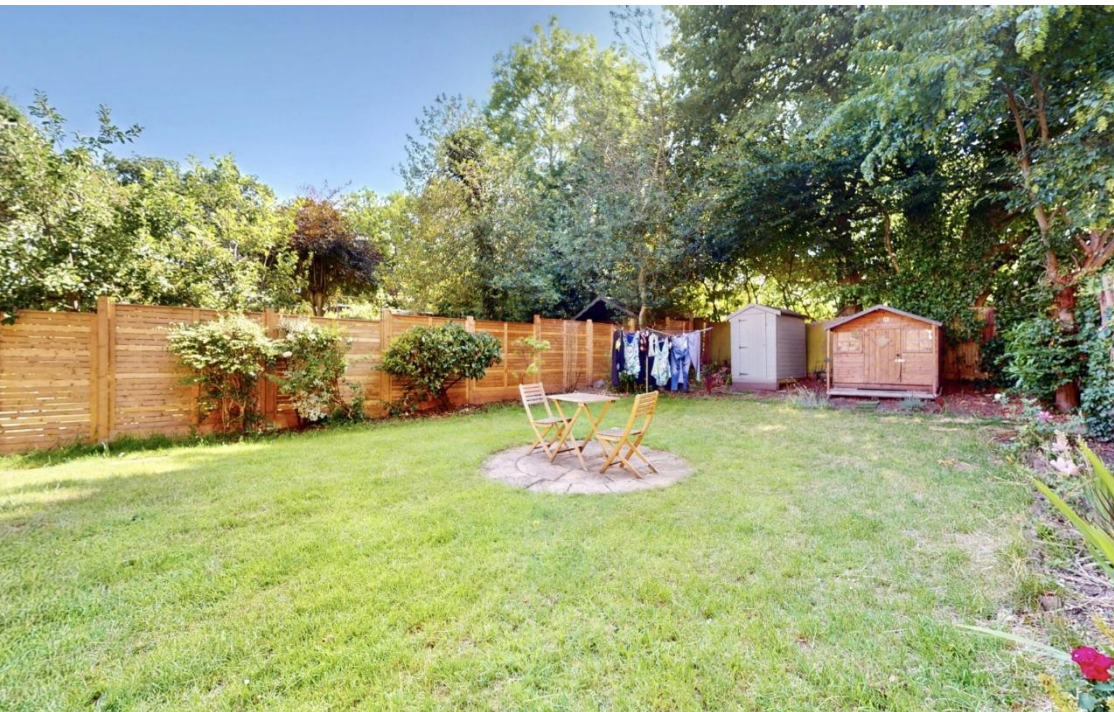
Talbot Road, Highgate, N6
Price £2,000 pcm - To Let

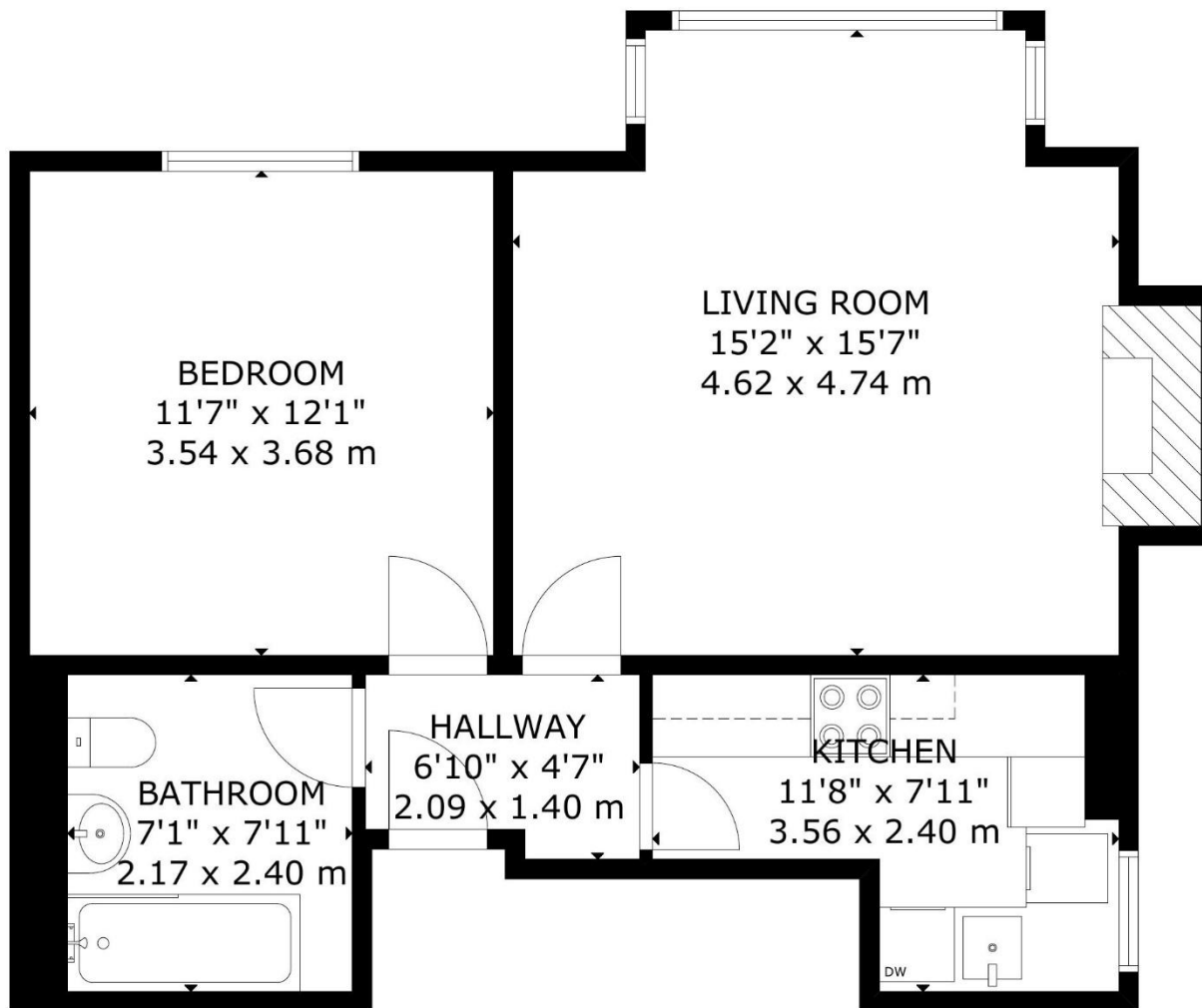
A beautifully presented and spacious one-bedroom first-floor period conversion, ideally located within easy walking distance of Highgate Underground Station. Brimming with character, the apartment retains an abundance of original period features while benefiting from an abundance of natural light throughout. The well-proportioned accommodation comprises a generous reception room, a separate fitted kitchen, a spacious double bedroom with built-in wardrobes, and a contemporary bathroom. Residents also enjoy access to a large communal garden, providing a peaceful outdoor retreat. Perfectly positioned, the property is just a short stroll from the boutique shops, cafés, restaurants and pubs of Highgate Village, while the open green spaces of Highgate Wood are only moments away.

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 with restrictions from 10am - 12pm.

Council Tax: Haringey Band C





GROSS INTERNAL AREA
TOTAL: 51 m²/544 sq.ft
FIRST FLOOR : 51 m²/544 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	63	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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