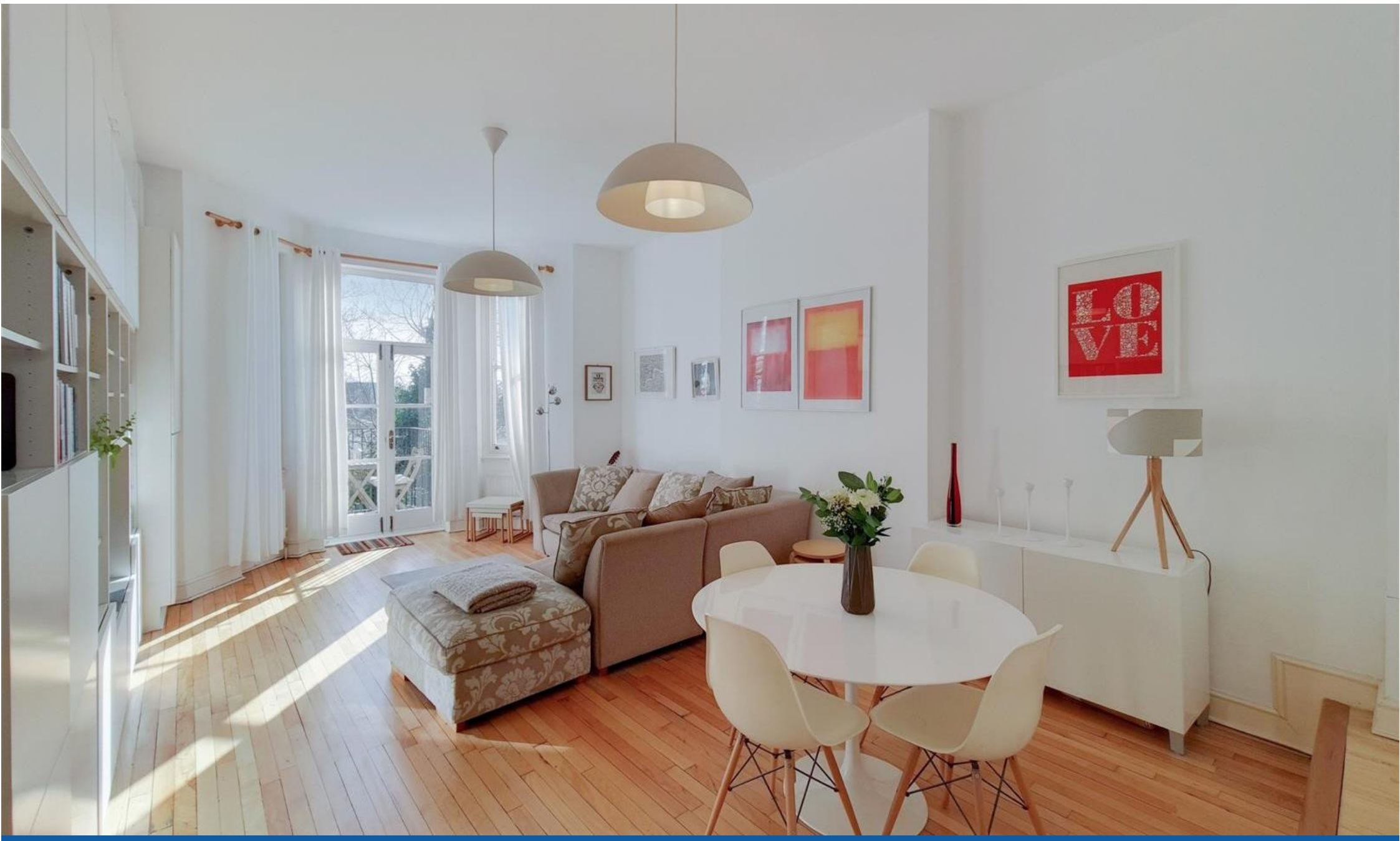


TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6
Price £2,300 pcm - To Let

An extremely spacious one bedroom apartment with a private garden occupying the ground floor of a period conversion situated within close walking distance to Highgate Village. Accessed from a private entrance and benefiting from wooden floors throughout, the accommodation comprises a large entrance hallway, spacious reception room, separate kitchen, double bedroom, bathroom and a separate WC. Further benefits include plenty of storage space throughout the flat and a desk/workstation area. Externally there is a south facing balcony accessed from the reception room with steps leading down to a low maintenance private garden. The property is conveniently located within close walking distance to the picturesque surroundings of Waterlow Park and within easy reach of both Highgate and Archway Underground Station.

Material Information:
The property has gas central heating, and Ofcom confirms that Superfast 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 nearby roads.

Council Tax: Islington Band E
Approx. Floor Area: 787 sqft (73.11 sqm)



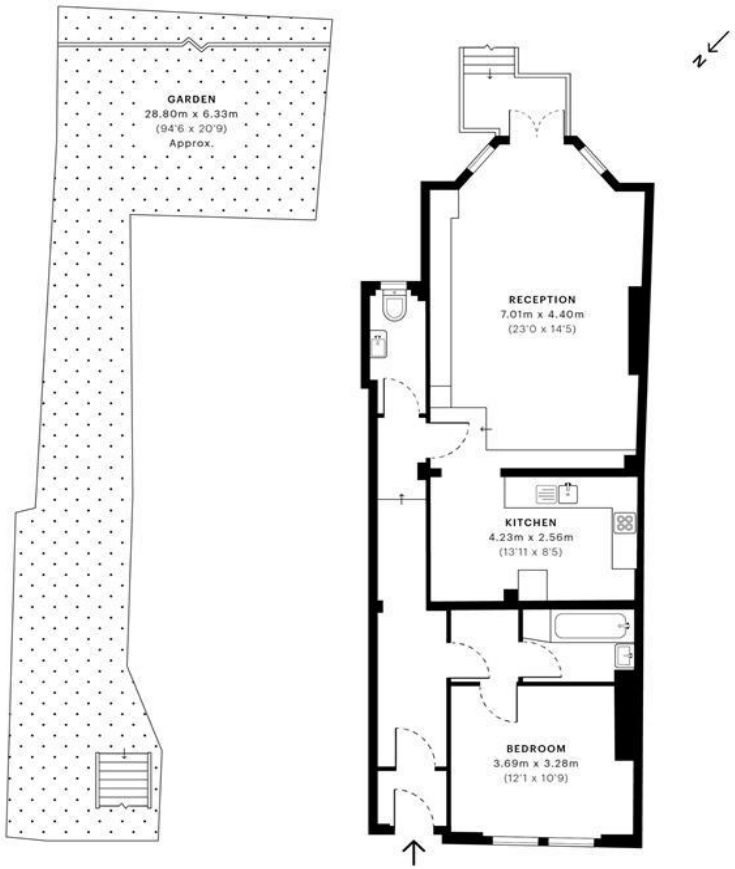




Hornsey Lane, N6

CAPTURE DATE 12/02/2022 LASER SCAN POINTS 6,805,484

GROSS INTERNAL AREA
73.12 sqm / 787.06 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
73.12 sqm / 787.06 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.20 sqm / 723.33 sqft

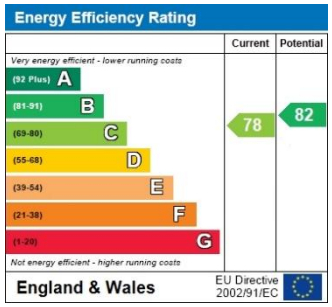
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

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 3B RESIDENTIAL 72.40 sqm / 779.31 sqft
IPMS 3C RESIDENTIAL 67.77 sqm / 729.47 sqft

SPEC ID 61fcfcf69c056a0dc047c98b



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