



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Archway Road, Highgate, N6  
Price £1,750 pcm - To Let

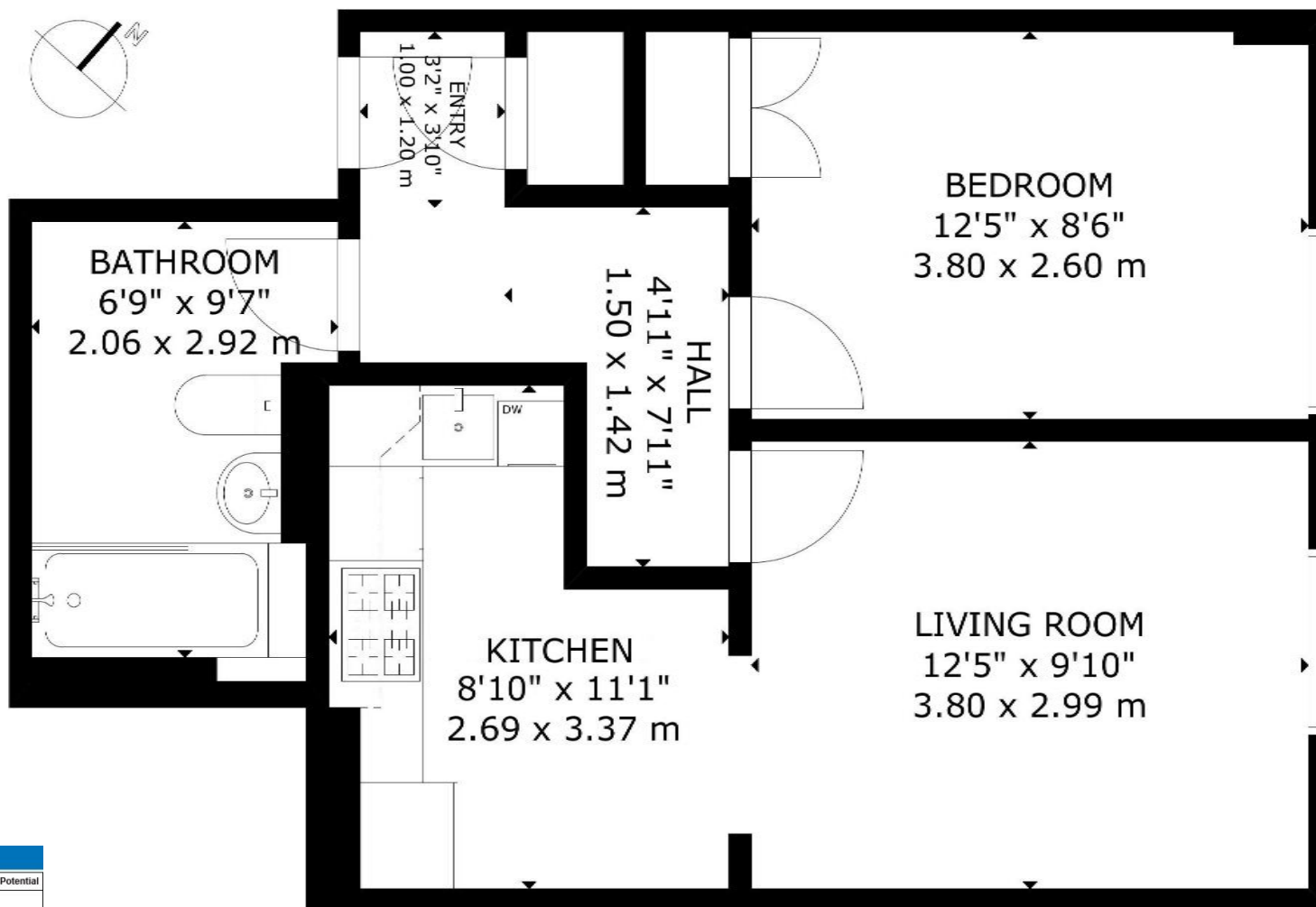
A one bedroom first floor purpose built apartment situated at the rear of the building with views over Highgate Woods from every window. Moments away from Highgate Underground Station, the accommodation comprises a spacious reception room, fitted kitchen with space for dining, double bedroom and bathroom. Further benefits include double glazed windows and off street parking on a first come first served basis. The property is located within walking distance to the restaurants, cafes and bars in Highgate Village and only moments away from the entrance to Highgate Woods.

#### 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.

Council Tax: Haringey Band C  
Approx. Floor Area: 462 sqft (42.92 sqm)





GROSS INTERNAL AREA  
TOTAL: 43 m<sup>2</sup>/462 sq ft  
FIRST FLOOR: 43 m<sup>2</sup>/462 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) 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 |           |



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