



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Cromwell Avenue, Highgate, N6**  
**Price £3,550 pcm - To Let**



A two/three bedroom apartment occupying the first floor of a period conversion with a large private garden situated within close walking distance to Highgate Village. Flooded in natural light and boasting an array of period features throughout, the accommodation comprises a spacious reception room, separate modern fully fitted kitchen with space for dining, two bedrooms, study/third bedroom and two bathrooms. Externally there is a large private garden. The property is conveniently located within close walking distance to Highgate Underground Station along with the restaurants, cafes and bars in Highgate Village and the picturesque surroundings of Waterlow Park.

#### Material Information:

The property has gas central heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is CPZ street parking is available with parking restrictions between 10:00 - 12:00, Monday to Friday.

Please note that £3,550 per calendar month is the equivalent of £819.23 per week

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 930 sqft (86.4 sqm)



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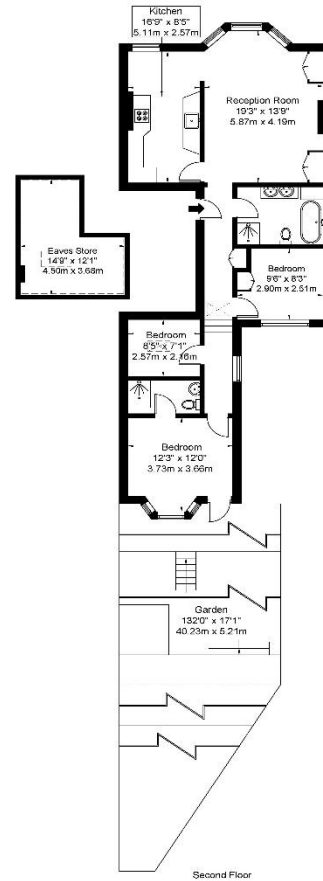
# Cromwell Avenue Highgate N6 5HP

Approx. Gross Internal Area = 86.4 sq m / 930 sq ft

Eaves = 13 sq m / 139 sq ft

Garden = 169.3 sq m / 1822 sq ft

Total = 268.7 m / 2891 ft



Second Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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