



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Hornsey Lane, Highgate, N6  
Price £400 pw - To Let

A newly refurbished one bedroom apartment situated on the third floor, with lift access, of a purpose built block within walking distance of both Highgate and Archway Underground Stations. Boasting far reaching views across central London, the accommodation comprises a spacious reception room with wooden floors, separate kitchen, large double bedroom and a luxurious bathroom. The property is ideally located within walking distance to the restaurants, cafes and bars of Highgate Village along with the picturesque surroundings of Waterlow Park.

#### Material Information:

The property has electric 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 off street parking on a first come first served basis and CPZ street parking is available on the surrounding roads with parking restrictions between 10:00 - 12:00, Monday to Friday.

Please note that £400 per week is the equivalent of £1,733.33 per calendar month

Council Tax: Haringey Band C

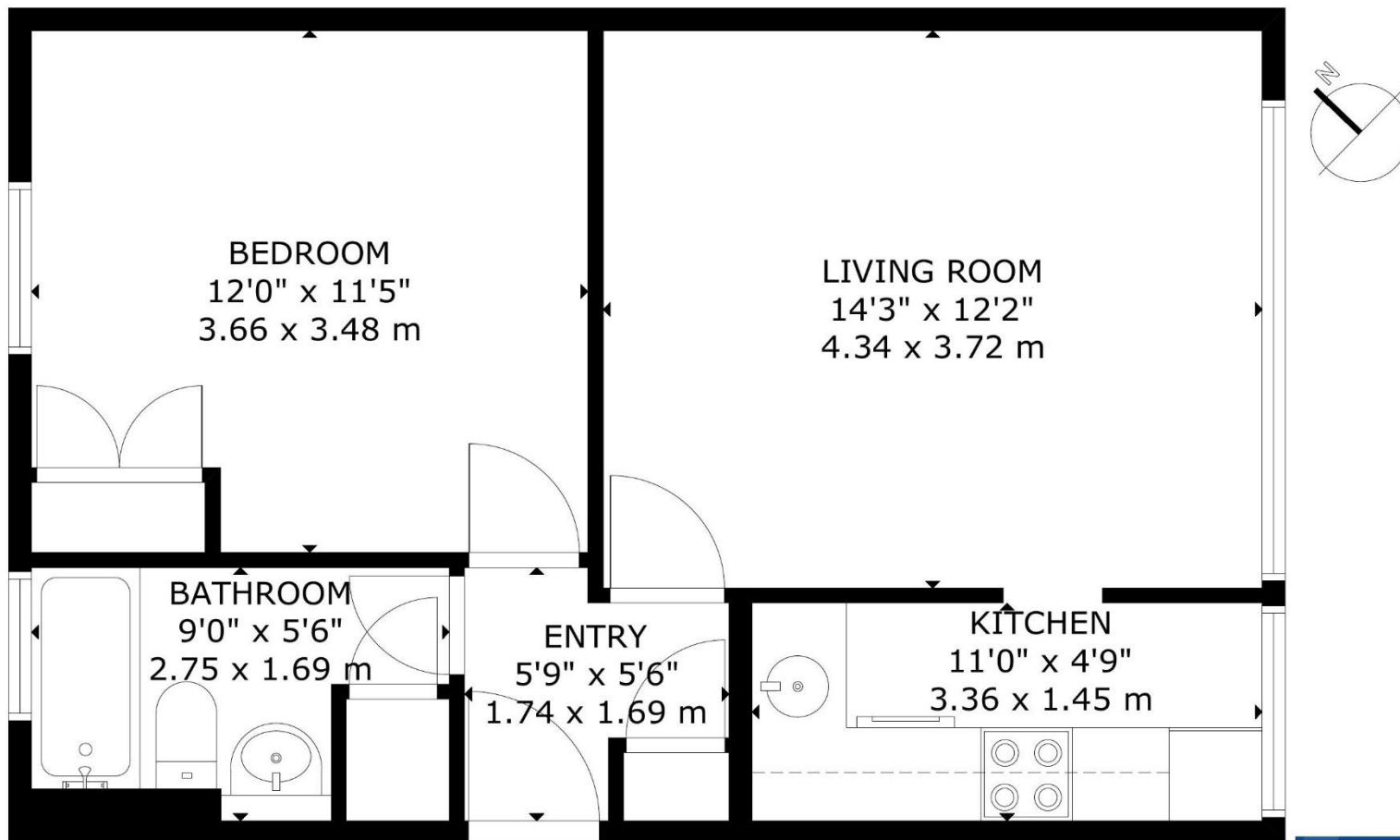
Tenancy Term: 12 months

Approx. Floor Area: 459 sqft (42.64 sqm)



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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		71	84
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
TOTAL: 43 m<sup>2</sup>/459 sq.ft  
THIRD FLOOR: 43 m<sup>2</sup>/459 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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