



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

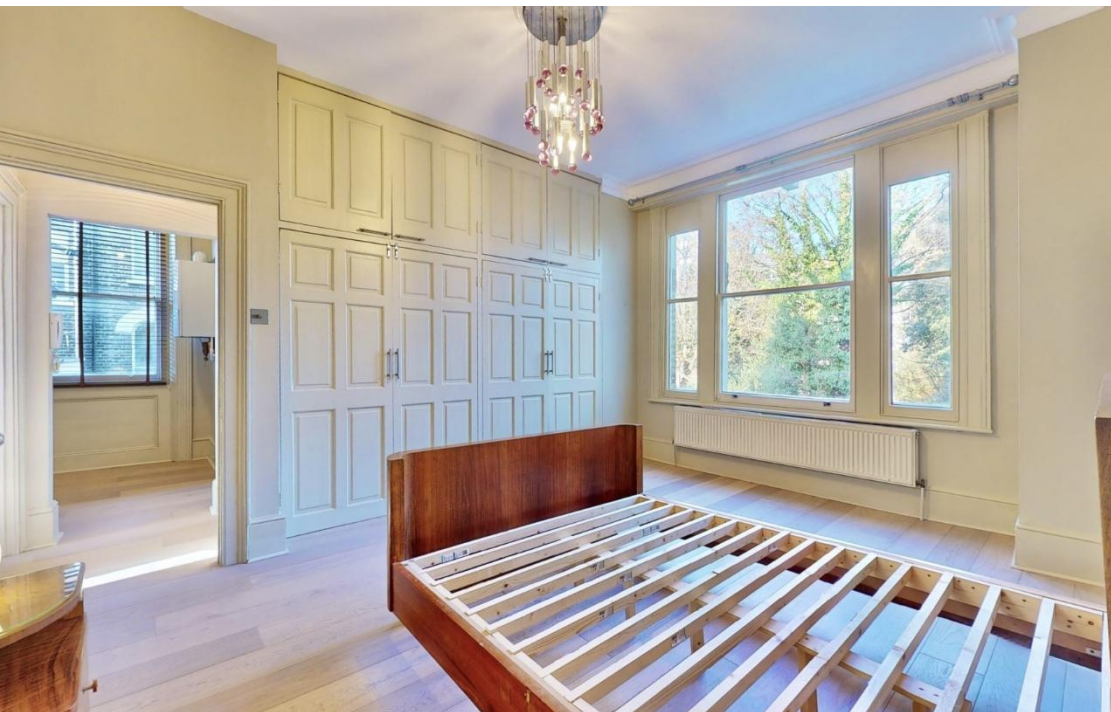
**Hornsey Lane, Highgate, N6**  
**Price £570 pw - To Let**

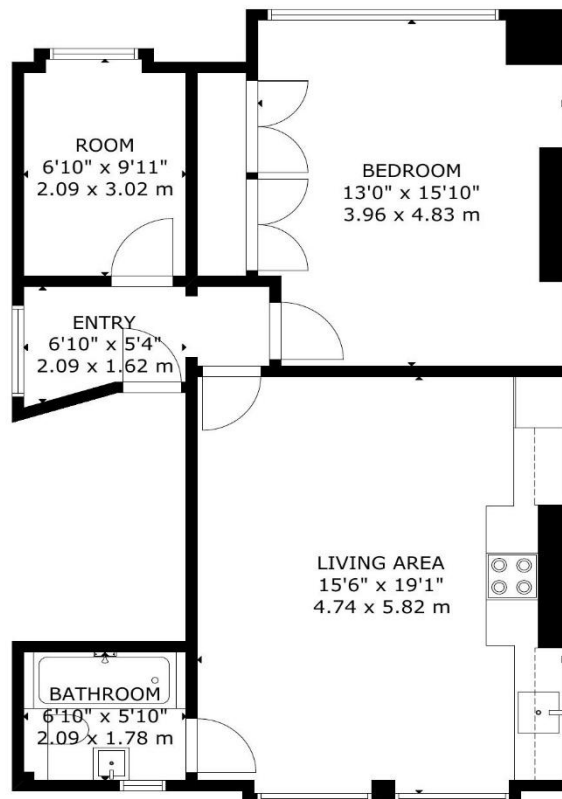
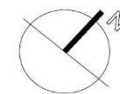
A recently refurbished two bedroom apartment occupying the first floor of an Edwardian period conversion situated on the Highgate/Crouch End borders, Boasting wooden floors throughout and flooded in natural light, the accommodation comprises entrance hallway with space for a home office, large reception room open plan to a fully fitted kitchen, two bedrooms, the primary benefiting from fitted wardrobes, and a bathroom. Further benefits include off street parking for one car, on a first come first served basis, and a large well maintained communal garden. The property is within close walking distance to the multiple amenities on Crouch End Broadway and within easy reach of 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 one off street parking space on a first come first served basis available.

Please note that £570 per week is the equivalent of £2,470 per calendar month  
Council Tax: Islington Band E  
Approx. Floor Area: 684 sqft (63.55 sqm)





GROSS INTERNAL AREA  
 TOTAL: 64 m<sup>2</sup>/684 sq ft  
 FIRST FLOOR: 64 m<sup>2</sup>/684 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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