



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Northwood Road, Highgate, N6**  
**Price £2,400 pcm - To Let**

A two bedroom apartment occupying the ground floor of this period conversion with a private west facing garden situated within close walking distance of Highgate Underground Station. Accessed from a private entrance and offered in very good condition, the accommodation comprises of a spacious reception room with wooden floors, a modern fully fitted kitchen, two double bedrooms and a bathroom. Externally the property boasts private front and rear gardens. The property is conveniently located within walking distance to the restaurants, cafes and bars of Highgate Village and only moments away from the leafy surroundings of Parkland Walk.

**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. There is CPZ street parking available with restrictions from 10am - 12pm.

Please note that £2,400 per calendar month is the equivalent of £553.84 per week

Council Tax: Haringey Band D  
Tenancy Term: 12 months  
Approx. Floor Area: 687 sqft (63.82 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(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	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
63.89 sqm / 687.71 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
60.91 sqm / 655.63 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
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 63.89 sqm / 687.71 sqft  
IPMS 3C RESIDENTIAL 61.19 sqm / 658.64 sqft

spec id: 6288b59fb523c80de0ad4966



