



This spacious 2nd-floor apartment, located in a sought-after gated development in the prestigious 'Kenwood' area of Highgate, enjoys an abundance of natural light and impressive views. The property offers a comfortable living environment and boasts several desirable features.

Including a generously sized triple-aspect L-shaped reception room, which opens up to a sunny south-facing balcony through sliding doors. The apartment comprises two well-proportioned double bedrooms both with built-in wardrobes, a fully integrated kitchen with appliances and granite work surfaces, a family bathroom, and a separate guest WC.

The property also boasts two sizeable built-in storage cupboards and a secure storage unit in the basement of the building.

The development also offers landscaped communal gardens, gated parking for residents and the convenience of a day porter/building manager.

Perfectly positioned, the apartment provides easy access to the A1/M1 and the Northern Line tube, allowing for convenient commuting. Additionally, it is within close proximity to the charming Highgate Village, Highgate Golf Club, and the scenic Kenwood and Hampstead Heath for leisurely pursuits.

Tenancy term of 3 months to one year considered.

Council Tax Band: E (Barnet Council)

Deposit: £3,115

Holding Deposit: £623

Parking options: Off Street

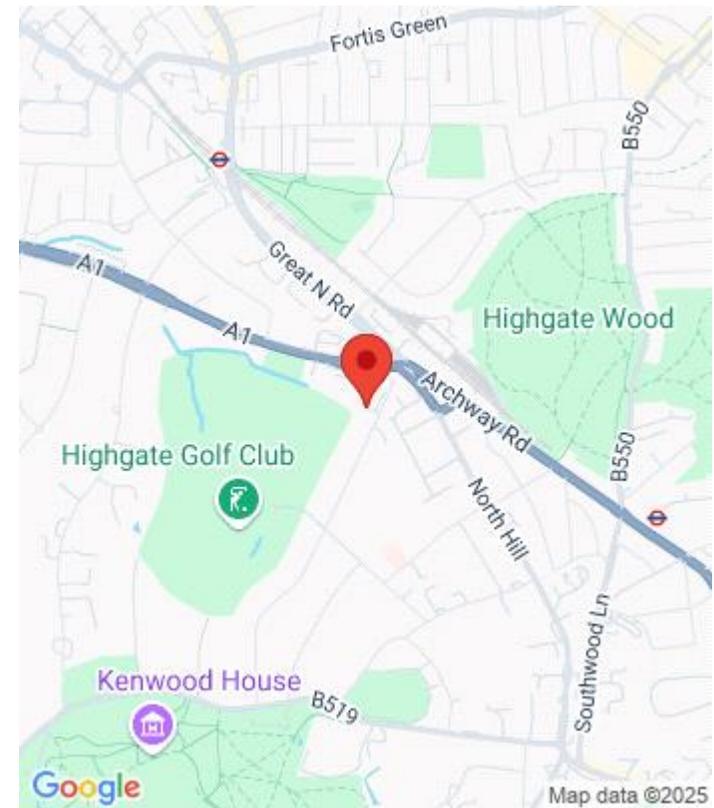


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.