



## Cranley Gardens, Muswell Hill N10 3AA

### £1,500 Per Month

A two bedroom period conversion with a private south facing patio situated within walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises of a large bright reception room with wooden floors, separate kitchen, Two double bedrooms, both with fitted wardrobes and a bathroom with separate shower cubicle. Cranley Gardens is conveniently situated within walking distance to the multiple amenities on Muswell Hill Broadway and only moments away from the leafy surroundings of Highgate Woods. Please note that £346.15 per week is the equivalent of £1500 per calendar month.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	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			
<b>England &amp; Wales</b>	67	79	
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) <b>A</b>			
(61-81) <b>B</b>			
(40-60) <b>C</b>			
(20-39) <b>D</b>			
(10-19) <b>E</b>			
(1-9) <b>F</b>			
(0) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			