



## Connaught Gardens, Muswell Hill N10 3LA £325 Per Week

An extremely spacious one bedroom top floor apartment forming part of this small residential building on the Highgate/Muswell Hill borders. Boasting wooden floors throughout and far reaching views, the accommodation consists of one double bedroom, west facing reception room with fireplace, a modern fitted kitchen with a door to the balcony and a beautifully tiled bathroom with 'Victorian' style fittings. Externally the building enjoys use of well maintained communal gardens. The building is also mere moments from the tranquillity of Queens Wood whilst being within 10-12 minutes' walk of both Highgate Underground Station and Muswell Hill Broadway. Please note that £325 per week is the equivalent of £1408.33p per calendar month.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
EU Directive 2002/91/EC	77	59	81
England & Wales			

A Tenancy Agreement Fee of £150 per person and an inventory charge apply