

TO LET

- Two double bedrooms
- First floor flat
- Living/kitchen area with appliances
- Modern bathroom
- Close to Manor House tube
- Close to Haringey shops/station
- Available from mid April 2024
- Double glazing/gas central heating



Vale Grove, Haringey, London, N4
£1,900 Per Calendar Month

Anthony Webb
ESTATE AGENTS



Vale Grove, Haringey, London, N4

A spacious two double bedroom flat situated on the first floor of this Victorian built property, located in this popular residential turning within easy reach of Green Lane's shops, restaurants and transport facilities including Manor House underground station (Zone 2) and Haringey British Rail. Haringay Green Lanes Rail Station 0.40 km Haringay Rail Station 0.84 km

The flat benefits from a spacious open plan living/kitchen area with appliances, modern bathroom, laminate floors, gas central heating and double glazing.

Haringay council band C
5 weeks deposit £2076
Minimum annual household income to meet referencing criteria £57,000
Flood Risk Very low - Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)
Average Broadband Speed:
15mb Basic
80mb Superfast
928mb Ultrafast
928mb Overall
Mobile Coverage:
EE - Good
O2 - Good
Three - Okay
Vodafone - Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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