

TO LET



Hornsey Road, Archway, London, N19  
£3,250 Per Calendar Month

Anthony Webb  
ESTATE AGENTS

# Hornsey Road, Archway, London, N19

This flat has a licence for up to 4 sharers.

The flat will be offered NEWLY REFURBISHED with works arranged before a new tenancy commences. It is a four bedroom, split level flat occupying the first and second floors above commercial premises. The flat consists of a living room, NEWLY INSTALLED kitchen with appliances to be installed before a new tenancy commences, three double bedrooms and one single bedroom, spacious bathroom, gas central heating and part double glazing. The property is close to local shops and bus routes with Archway Underground Station and Upper Holloway Mainline Station within easy reach.

The property is offered with flexible furnishings and is available from 7th September 2023.

Islington council band D

5 weeks deposit £3750

Minimum annual household income to meet referencing criteria £97,500

- Four bedrooms
- Split level 1st & 2nd floor flat
- Living room
- New Kitchen with appliances
- Gas central heating
- Close to shops & stations
- Flexible furnishings
- Available 7th September





REFURBISHMENT TO BE DONE BEFORE A NEW TENANCY COMMENCES



Hornsey Road  
Archway  
London  
N19 4EB

Tenure:  
Gross Internal Area: sq ft



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

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS