

**TO LET**



**Umfreville Road, Hornsey, London, N4**  
**£1,800 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Umfreville Road, Hornsey, London, N4

Brand new refurbished one double bedroom flat situated on the first floor of this Victorian terrace building. The flat benefits from a secure communal entrance, open plan living/kitchen space with large bay window, new modern fitted kitchen with appliances, new modern shower room, bedroom comes with furniture, double glazing and gas central heating.

The property is ideally located off Green Lanes forming part of the Haringey ladder, with everything on your doorstep including diverse shops, bars, restaurants and 24 hour supermarkets.

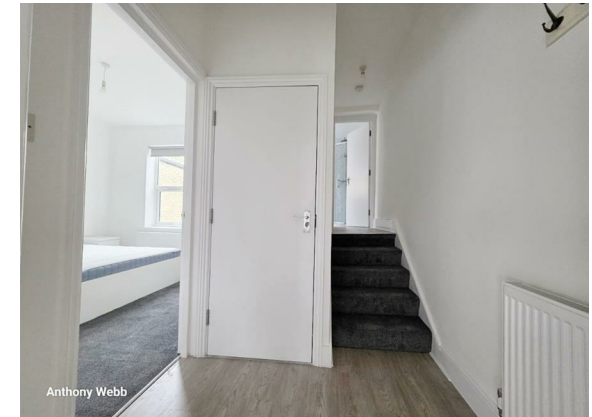
Nearest transport links include Manor House Underground Station (Piccadilly Line Zone 2), Haringey Rail Station (to Kings Cross or Moorgate in less than 25 minutes), London Overground from Haringey Green Lanes.

Haringey council band C

5 weeks deposit £2076

Minimum annual household income to meet referencing criteria £54,000

- One double bedroom
- First floor converted flat
- Newly refurbished
- Spacious living/kitchen space
- Modern new kitchen/shower room
- Part furnished
- Double glazing/gas central heating
- Close to shops and transport facilities





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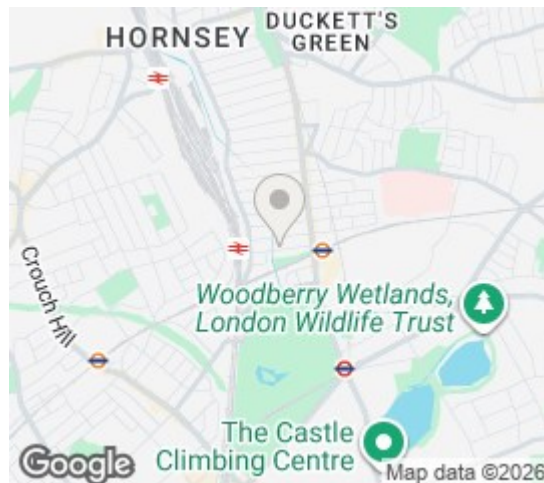
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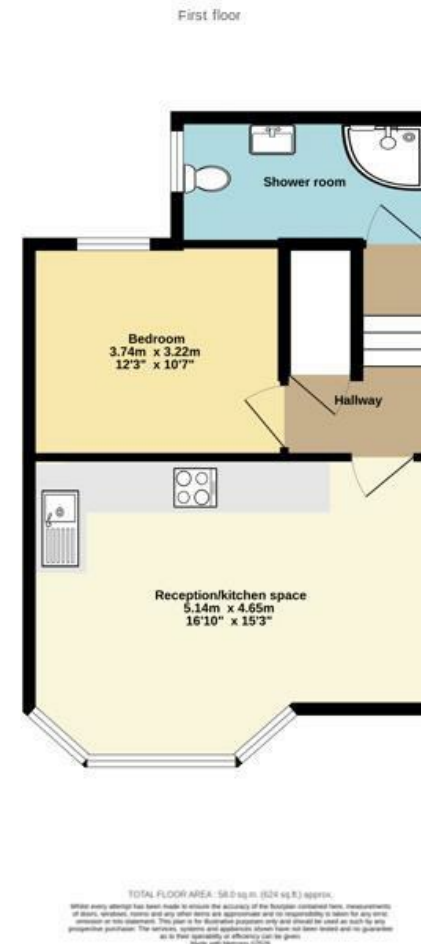
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Umfreville Road  
Hornsey  
London  
N4 1RY

Tenure:  
Gross Internal Area: 624.00 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		65	73
(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			
(82 plus) A			
(61-81) B			
(59-80) C			
(54-60) 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	



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