

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.

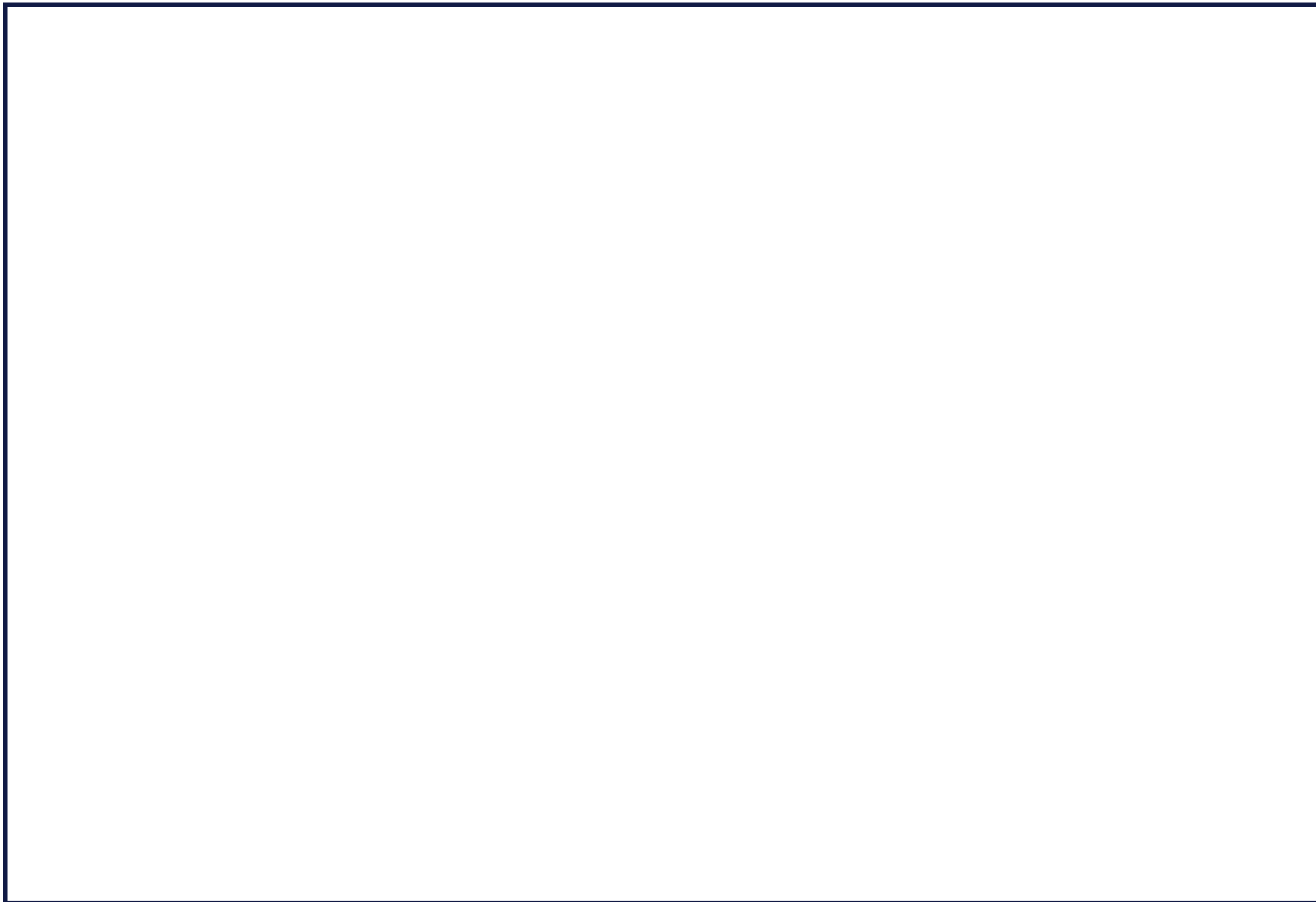
The property is offered with flexible furnishings and is available from 7th September 2023.

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



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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (61-81) B | | | |
| (39-60) C | | | |
| (15-38) D | | | |
| (9-14) E | | | |
| (1-8) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



TOTAL FLOOR AREA: 95.0 sq m (355 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, finished, 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 for any prospective purchase. The services, systems and appliances shown here are not been tested and no guarantee is to their operation or efficiency can be given.
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