

Bavaria Road,, Archway, N19 4EU

£2,100 pcm



## An impressive two bed / two bath apartment set withi

An impressive two bed / two bath apartment set within this private development in Upper Holloway. This 2nd floor property is perfect for sharers and is incredibly well located with excellent transport links in close proximity. With two double bedrooms, one of which has an en-suite shower room, a spacious open plan reception with modern fitted kitchen, a further main bathroom suite, and additional storage. The flat also has wood flooring throughout and double glazed sash windows.

Located on a quiet residential road close to Hornsey Road, within walking distance of Upper Holloway (Overland), Archway (Northern Line) Crouch Hill (Overland) and Finsbury Park stations ( Overland, Great Northern, Victoria and Piccadilly lines). There is a wide and varied choice of local shops and amenities to choose all within a short walk of the property. Available furnished from the 30th September.

### Key features:

- Two Bedrooms
- Two Bathrooms
- Open Plan Reception
- Modern Kitchen
- Energy Rating : B
- Furnished



HANLEY



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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO2) Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B		81	85	(81-91) B			
(69-80) C				(69-80) C	70	77	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England	EU Directive 2002/91/EC			England	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Council Tax Band

Band:

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