



Marlborough Road, Upper Holloway, N19 4HU

£2,500 pcm



**\*\*WITH OWN PATIO GARDEN\*\* A newly refurbished...**

**\*\*WITH OWN PATIO GARDEN\*\*** A newly refurbished three bedroom duplex maisonette located in Upper Holloway. Comprises of three double bedrooms, a modern separate kitchen, a large lounge, a bathroom with W.C, a separate W.C and patio garden. Conveniently located between Archway and Finsbury Park.

Key features:

- P.Built
- 3 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Furnished



SALES | PROPERTY MANAGEMENT | LETTINGS





VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating		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) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	77	79	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
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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