



Muswell Hill, Muswell Hill, N10 3PL

£1,750 pcm



## A modern bright and spacious two double bedroom ap

A modern bright and spacious two double bedroom apartment located in the heart of Muswell Hill. This first floor property is perfect for a couple or professional sharers and provides great transport links nearby. The property comprises of two large double bedrooms, a spacious reception, modern fully fitted kitchen and a large bathroom suite. Features include laminate flooring throughout, gas central heating and double glazed windows.

The property is situated just off Muswell Hill Broadway with an abundance of shops and restaurants just moments away, in addition to the wonderful green open spaces of Alexandra Park. Frequent bus routes from central Muswell Hill make Highgate and East Finchley tube stations easily accessible.

### Key features:

- Conversion
- Two Double Bedrooms
- Spacious Reception
- One Bathroom
- Furnished or Unfurnished
- First Floor Property



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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 (CO<sub>2</sub>) Rating

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>		<b>82</b>	(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>	<b>73</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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