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**Harringay Gardens, N8**

**£2,000** TO LET

Flat - Conversion

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# Harringay Gardens, London N8

£2,000pcm

## Description

A nicely presented two-bedroom first floor converted flat, set on a quiet residential road just off Harringay Green Lanes. This property is in good condition throughout and comprises; a large bright reception room, a separate contemporary kitchen, two good sized bedrooms, and a modern bathroom with both bath and shower facilities.

Conveniently located within close walking distance to the huge variety of shops, cafes, and restaurants of Green Lanes, as well as an array of nearby transport links; stations such as Turnpike Lane tube, Harringey & Green Lanes train, and Hornsey train. Other local hotspots are easily accessible - Hornsey, Wood Green, and Crouch End.

## Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Harringey
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

### Harringay Gardens, N8

Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M



**First Floor**

Floor Area 529 Sq Ft - 49.14 Sq M



**Ground Floor Entrance**


Floor Area 14 Sq Ft - 1.30 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.