



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

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**2 Bed
Flat
located in**



91 Ground Floor Flat Green Lanes

£1,950 PCM



TWO DOUBLE BEDROOMS --- 7 MINUTE WALK TO CANONBURY STATION --- SEPERATE KITCHEN ---
LAMINATE FLOORING THROUGHOUT --- AVAILALE 1ST FEBRUARY--- GAS CENTRAL HEATING ---

London's Local Property Agent, Humphrey & Co Estates are pleased to offer this spacious 2 bedroom flat situated in a great location and moments from Clissold Park and only a 7 minute walk to Canonbury Station. The property consists of 2 large bedrooms, separate fully fitted kitchen area, tiled bathroom and spacious living area. Close to all amenities and transport links to the City. Please call our friendly lettings team to secure a viewing.

Summary



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		

EU Directive 2002/91/EC

England & Wales

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