



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Cranley Gardens, Muswell Hill, N10**  
**Price £1,450 pcm - To Let**

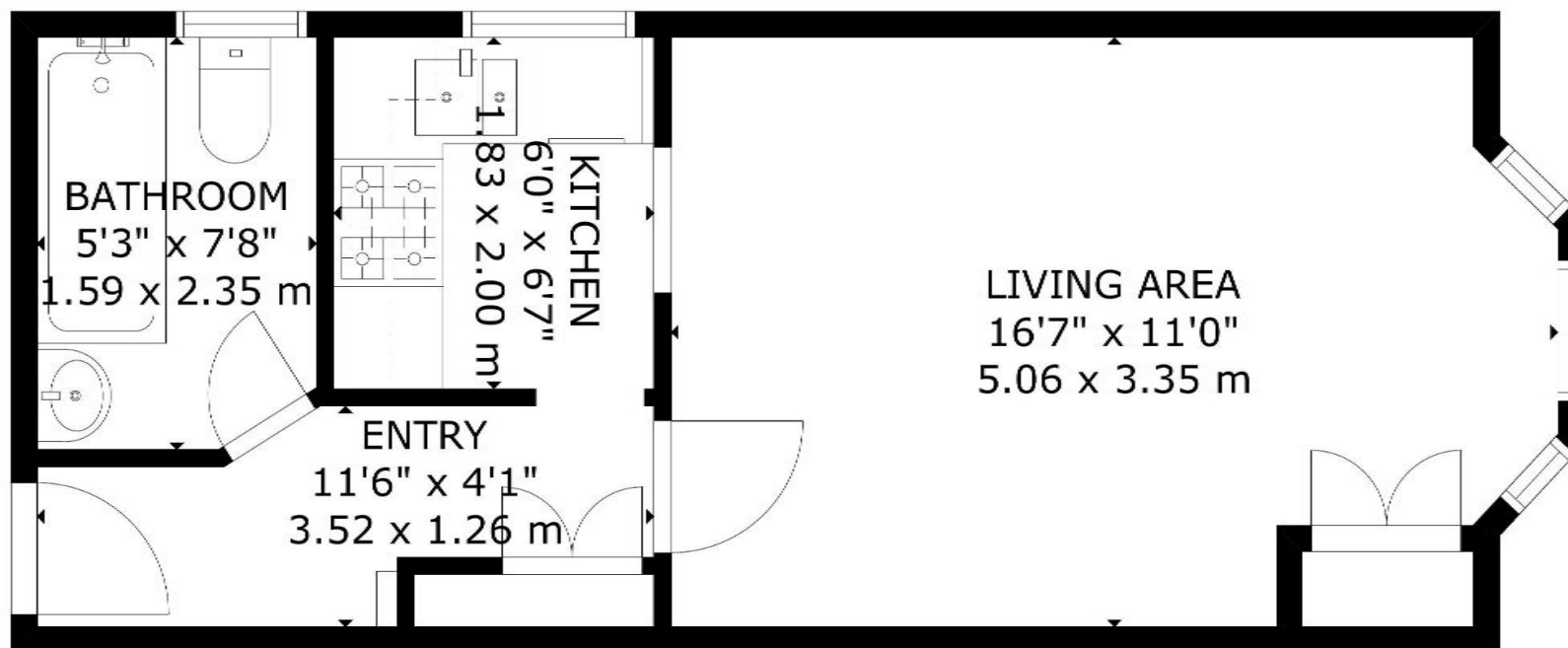
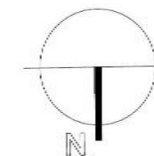
A well presented self contained studio apartment situated on the first floor of an attractive period conversion, conveniently located within easy walking distance of Muswell Hill Broadway. The accommodation comprises a welcoming entrance hallway, a bright and spacious south facing studio room with built in wardrobe, a separate fitted kitchen and a bathroom. The property also benefits from an additional useful storage cupboard located in the hallway. Ideally positioned for the amenities of Muswell Hill Broadway, the property is also within walking distance of Highgate Underground Station and just moments from the open green spaces of Highgate Wood.

#### Material Information:

The property has gas central heating, and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is street parking available on the road.

Council Tax: Haringey Band B  
Approx. Floor Area: 304 sqft (28.24 sqm)





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 61      | 67        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

GROSS INTERNAL AREA  
TOTAL: 28 m<sup>2</sup>/304 sq.ft  
FIRST FLOOR: 28 m<sup>2</sup>/304 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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