

TO LET



Umfreville Road, Hornsey, London, N4
£1,650 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Umfreville Road, Hornsey, London, N4

Brand new refurbished one double bedroom flat situated over the basement and ground floors of this Victorian terrace property. The flat benefits from a secure communal entrance, spacious living room with bay window, new modern fitted kitchen with appliances with stairs to study/storage area and a new modern en-suite shower room.

The property is ideally located off Green Lanes forming part of the Haringey ladder, with everything on your doorstep including diverse shops, bars, restaurants and 24 hour supermarkets.

Nearest transport links include Manor House Underground Station (Piccadilly Line Zone 2), Haringey Rail Station (to Kings Cross or Moorgate in less than 25 minutes), London Overground from Haringey Green Lanes.

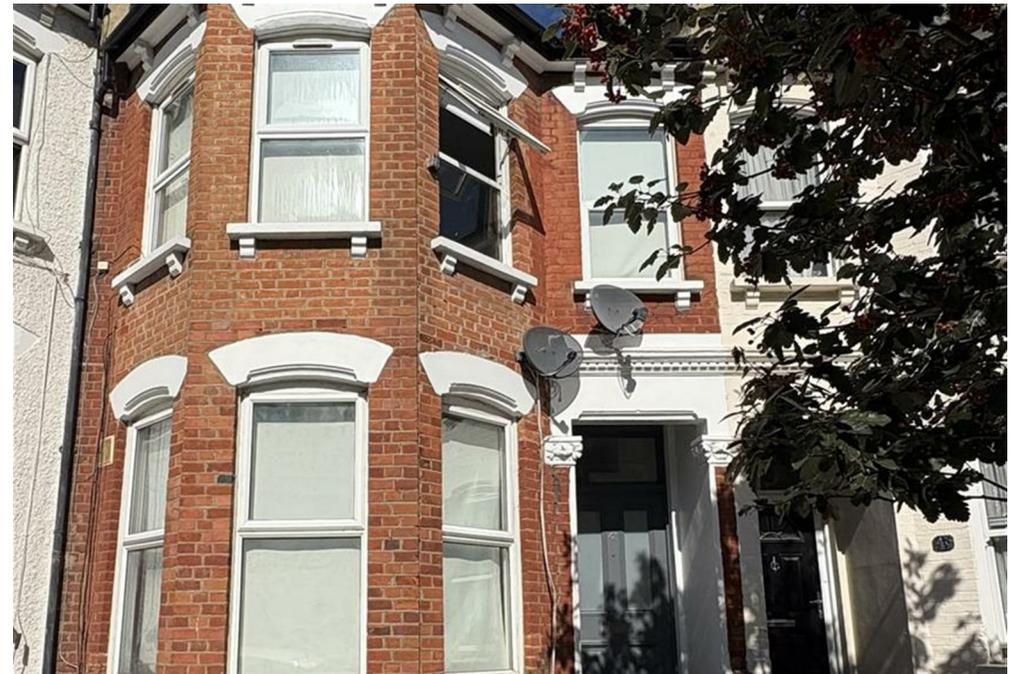
Haringey council band B

5 weeks deposit £1903

Minimum annual household income to meet referencing criteria £49,500

- Spacious double bedroom
- Converted Victorian flat
- Living room with bay window
- Modern fitted kitchen with appliances
- Small study/storage area
- Modern en-suite shower room
- Double glazing and gas central heating
- Close to Green Lanes shopping and transport facilities





**Umfreville Road
Hornsey
London
N4 1RY**

Tenure:
Gross Internal Area: 527.00 sq ft



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			
(27-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(27-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

