

**TO LET**



**Hornsey Road, Archway, London, N19**  
**£3,750 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Hornsey Road, Archway, London, N19

Four sharers wanted for beautifully RENOVATED and FURNISHED split level converted flat occupying the first and second floors above commercial premises. The property has a HMO license for four tenants.

The flat is conveniently located close to local amenities, bus routes and stations including Upper Holloway, Archway and Finsbury Park.

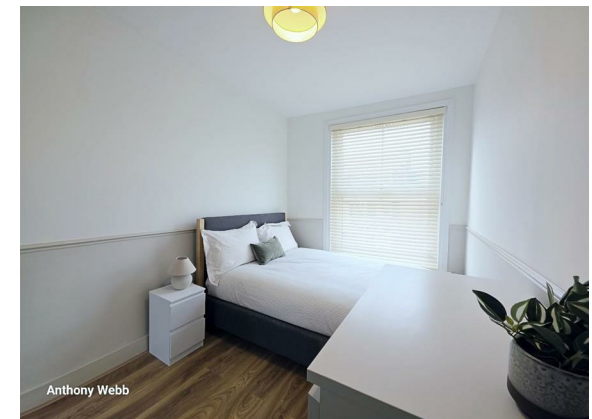
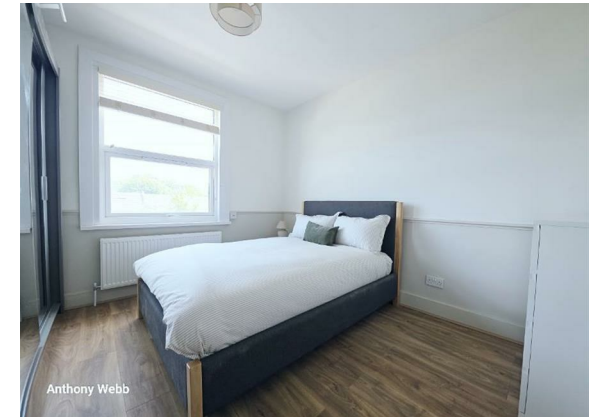
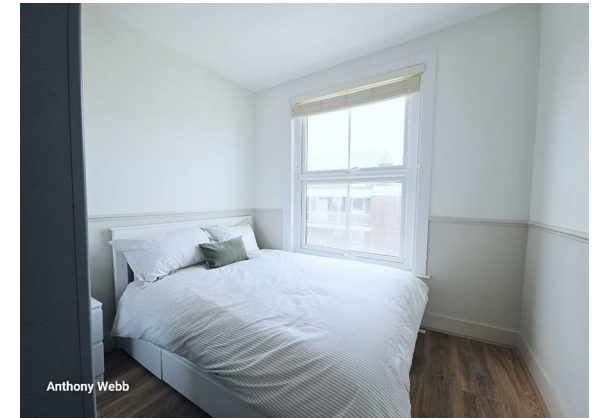
The flat consists of four good size bedrooms, an open plan living/kitchen space with breakfast bar and appliances, spacious new shower room, gas central heating/double glazing, new laminate floors and secure communal entrance.

Islington council band D

5 weeks deposit £4326

Minimum annual household income to meet referencing criteria £112,500

- Four bedrooms
- Split level 1st & 2nd floor flat
- Open plan living/kitchen space
- New Kitchen with appliances
- Gas central heating/double glazing
- New modern shower room
- Newly refurbished through out
- Close to shops & stations





Hornsey Road  
Archway  
London  
N19 4EB

Tenure:  
Gross Internal Area: 914.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 915.0 sq m (355 sq ft) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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