



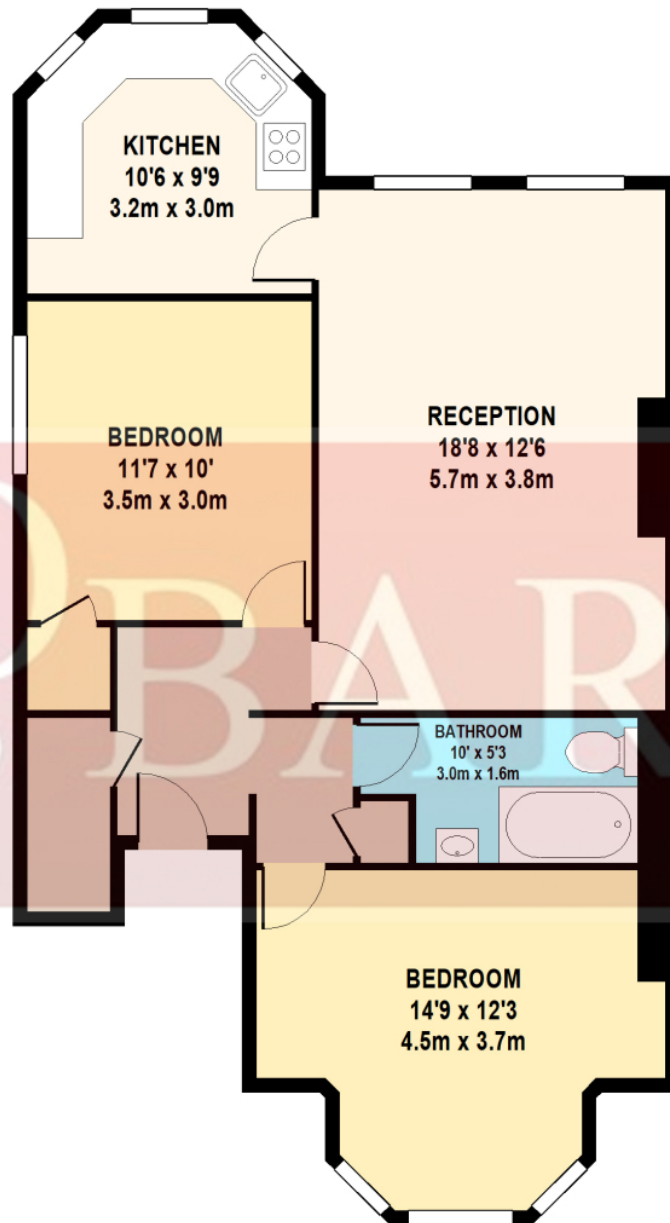
Avenue Road, Highgate

£2,400 pcm

A bright and spacious two double bedroom flat is offered to let in this beautiful period conversion on a popular road in Crouch End. The property boasts two double bedrooms, large reception room with stunning views of gardens and green aspect, modern fully fitted kitchen and bathroom with shower. Offered in excellent condition with high ceilings throughout and to be newly carpeted throughout. Situated in a great location only a 10-15 min walk from Highgate Tube Station and close to Crouch End Broadway. Offered unfurnished

Hobarts Estate Agents  
23 Ferme Park Road, Stroud Green, London, N4 4DS  
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442083429000





### RAISED GROUND FLOOR

AVENUE ROAD  
TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

**Contact:**

23 Ferme Park Road, Stroud  
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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.