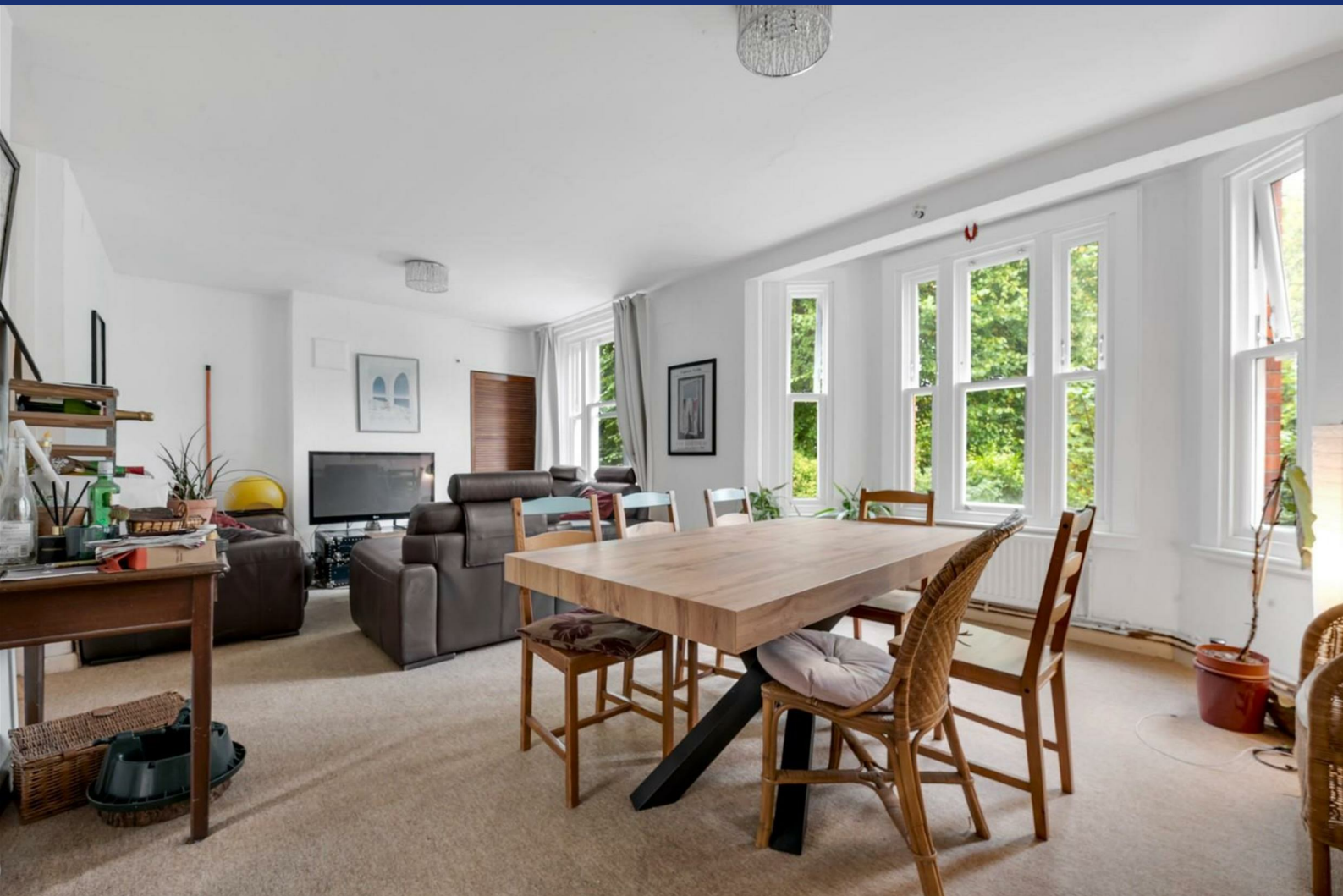


HUNTERS[®]

HERE TO GET *you* THERE



Taverner Square

Highbury Grange, London, N5 2PA

£3,650 Per Month



Located in the sought-after Taverner Square development just off Highbury Grange, this well-presented three double bedroom flat spanning over 1000 sq ft offers generous living space in a prime North London location.

The property comprises three well-proportioned double bedrooms, a large and bright living room, a separate fully-fitted kitchen, fully tiled bathroom and a communal garden. Situated on a peaceful residential square, the flat benefits from plenty of natural light and a practical layout throughout.

Ideally positioned close to the shops, cafes and amenities of Highbury Barn, with excellent transport links via Arsenal Station (Piccadilly Line), Drayton Park (National Rail) and numerous bus routes, offering quick access to the City and Central London.



FIRST FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

The floor plan shows a large Reception area (19'10" x 19'2", 6.96m x 5.87m) on the left. To its right is a Kitchen (15'3" x 9'11", 4.64m x 3.03m) with a sink and stove. Below the Kitchen is a Bathroom. To the right of the Bathroom are two Bedrooms: one measuring 11'4" x 8'10" (3.45m x 2.69m) and another measuring 8'10" x 8'7" (2.69m x 2.61m). On the left side, below the Reception area, is a large Bedroom (18'10" x 12'8", 5.73m x 3.86m). A central hallway provides access to all rooms. A north arrow is located in the bottom right corner.

RECEPTION
19'10" x 19'2"
6.96m x 5.87m

KITCHEN
15'3" x 9'11"
4.64m x 3.03m

BEDROOM
18'10" x 12'8"
5.73m x 3.86m

BEDROOM
11'4" x 8'10"
3.45m x 2.69m

BEDROOM
8'10" x 8'7"
2.69m x 2.61m

BATHROOM

TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, walls, doors and other features are approximate. This plan is for illustrative purposes only and should not be used as a legal document. The actual layout and dimensions may vary from those shown and no guarantee is given for the specific dimensions shown.

Energy Efficiency Rating

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

Current: 77

Potential: 84

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

Current: 76

Potential: 86

England & Wales

EU Directive 2002/91/EC

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