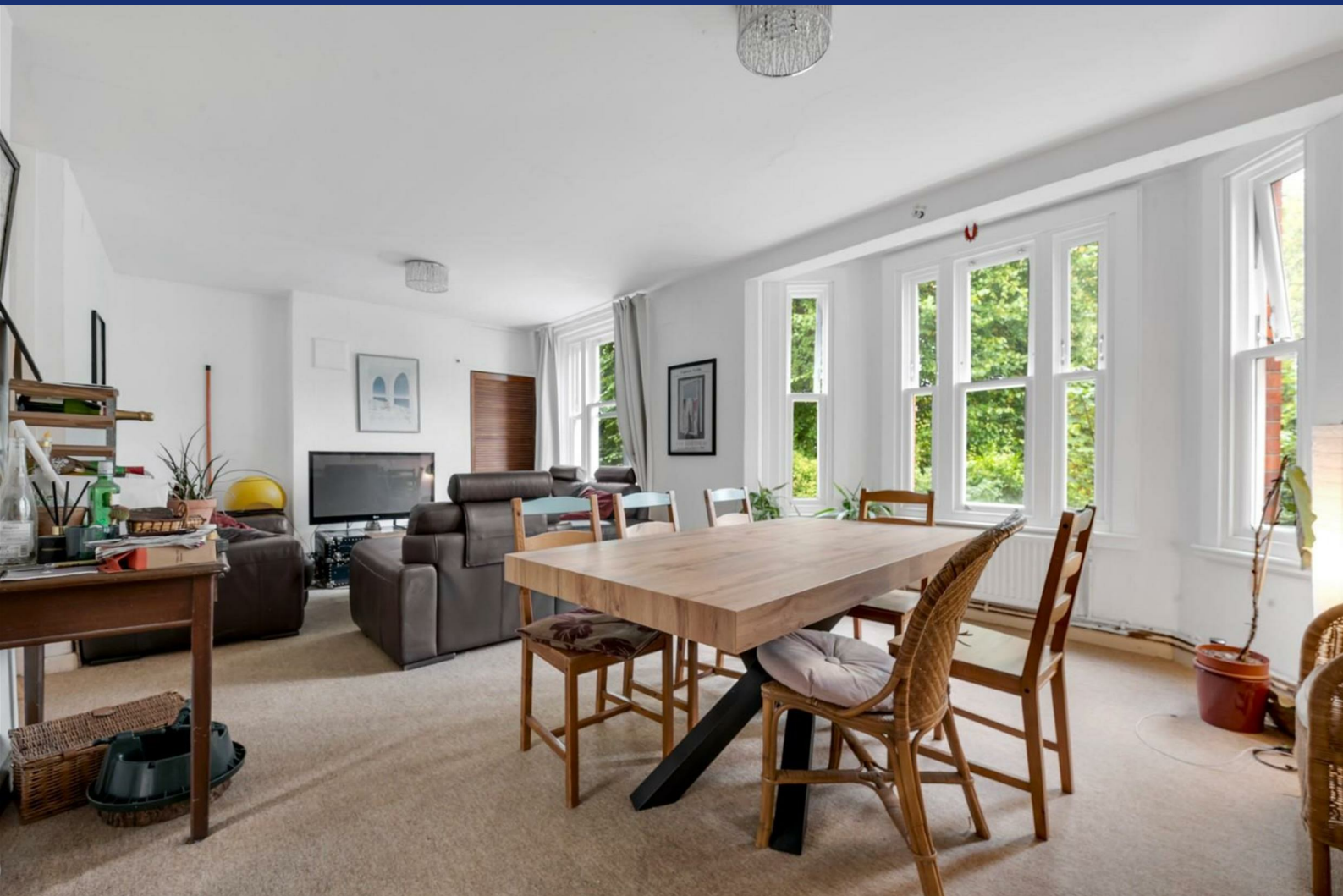


HUNTERS®

HERE TO GET *you* THERE



Taverner Square

Highbury Grange, London, N5 2PA

£3,950 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 open-plan area consisting of a Reception room (19'10" x 19'2", 6.96m x 5.87m) and a Kitchen (15'3" x 9'11", 4.64m x 3.03m). The Kitchen includes a sink, stove, refrigerator, and a built-in oven. A central hallway provides access to three bedrooms and a bathroom. One bedroom (18'10" x 12'8", 5.73m x 3.86m) features a fireplace and a bay window. Another bedroom (11'4" x 8'10", 3.45m x 2.69m) has a bay window. The third bedroom (8'10" x 8'7", 2.69m x 2.61m) also has a bay window. The bathroom contains a bathtub, toilet, and vanity. A small closet is located near the kitchen entrance.

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

BATH

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

While every effort has been made to ensure the accuracy of the foregoing dimensions, measurements, or other information, which may differ from those shown on drawings, we make no warranty, representation or statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser agrees that additional alterations or improvements shall be governed solely by their specifications (which may be given).

M&G will develop DCCS.

Energy Efficiency Rating

Rating	Current	Potential
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 Rating: 77		Potential Rating: 84

Environmental Impact (CO₂) Rating

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Rating: 76		Potential Rating: 86

England & Wales EU Directive 2002/91/EC

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