



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Cranley Gardens, Muswell Hill, N10**  
**Price £1,250 pcm - To Let**



A self contained studio flat situated on the first floor of a period conversion within close walking distance to Muswell Hill Broadway month. The accommodation comprises an entrance hallway, large south facing studio room with a built in wardrobe, separate kitchen and a bathroom. There is an additional storage cupboard in the hallway. The property is serviced by gas central heating with fibre broadband available and free on street parking. The property is conveniently located within walking distance to Highgate Underground Station and only moments away from Highgate Wood.

Please note that £1,250 per calendar month is the equivalent of £288.46p per week

Council Tax: Haringey Band B

Tenancy Term: 12 months

Approx. Floor Area: 323 sqft (30 sqm)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



