



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Glasslyn Road, Crouch End, N8**  
**Price £500 pw - To Let**

A very well presented two bedroom split level apartment occupying the top floor of this period conversion with far reaching views overlooking Alexandra Palace located within close walking distance of Crouch End Broadway. Flooded with natural light and boasting an array of period features, the accommodation comprises a south facing reception room, separate kitchen, two bedrooms and a bathroom. The property has gas central heating, fibre broadband is available and there is also street CPZ parking with restrictions between 2pm to 4pm, Monday to Friday. The property is ideally situated within walking distance of Highgate Underground Station, Crouch Hill Overground Station along with the multiple bus routes in Crouch End.

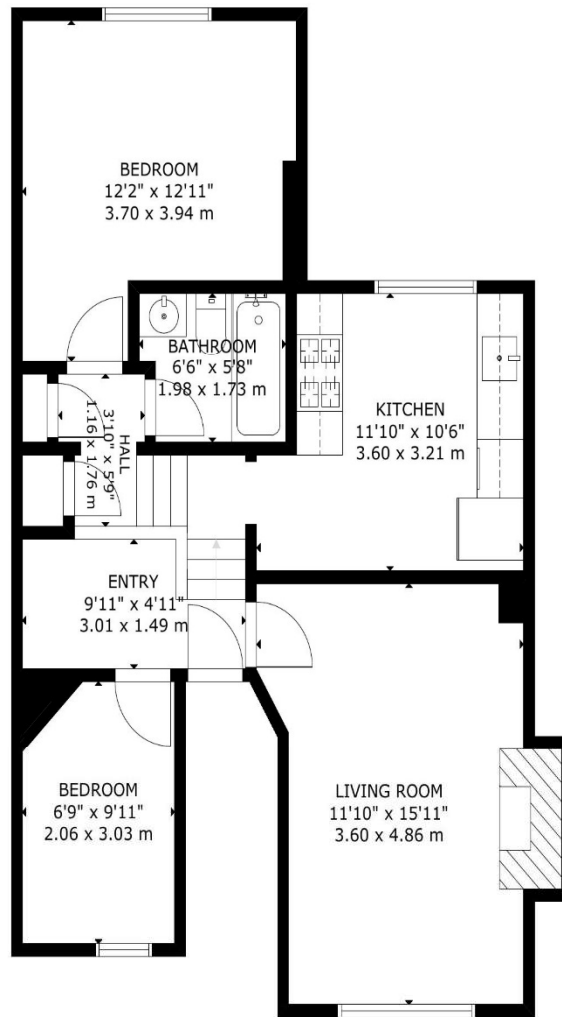
Please note that £500 per week is the equivalent of £2166.67 per calendar month

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 655 sqft (60.85 sqm)





GROSS INTERNAL AREA  
 TOTAL: 61 m<sup>2</sup>/655 sq.ft  
 FIRST FLOOR: 61 m<sup>2</sup>/655 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



