



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Cranley Gardens, Muswell Hill, N10**  
**Price £365 pw - To Let**



A one bedroom flat occupying the top floor of this period conversion located within walking distance to Highgate Underground Station. Flooded with natural light and boasting a south facing balcony, the accommodation comprises of a reception room, large double bedroom, modern fitted kitchen and a bathroom with a separate WC. Externally the property has a balcony which benefits from a picturesque outlook. The property has street parking, there are no CPZ restrictions, is conveniently located within close walking distance to the multiple amenities on Muswell Hill Broadway and only minutes away from the picturesque surroundings of Highgate Woods.

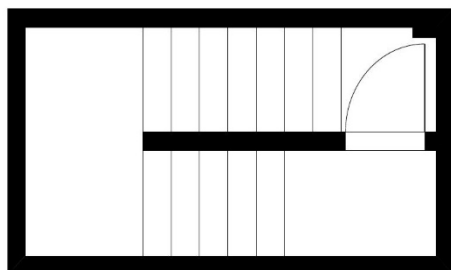
Please note that £365 per week is the equivalent of £1,581.67 per calendar month

Council Tax: Haringey Band C

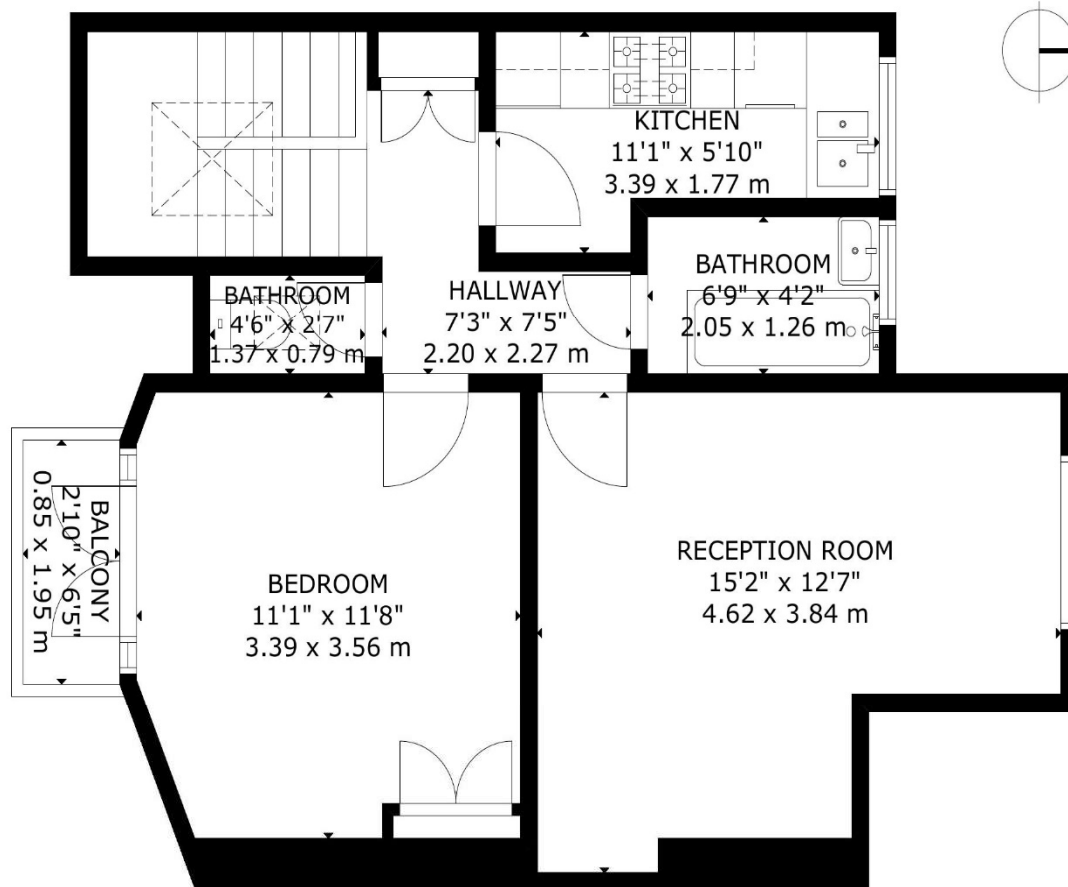
Tenancy Term: 12 months

Approx. Floor Area: 517 sqft (48 sqm)





THIRD FLOOR



FOURTH FLOOR

GROSS INTERNAL AREA  
TOTAL: 53 m<sup>2</sup>/565 sq.ft  
THIRD FLOOR: 7 m<sup>2</sup>/71 sq.ft, FOURTH FLOOR: 46 m<sup>2</sup>/494 sq.ft  
EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>/18 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	



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