



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Witley Road, Archway, N19**  
**Price £2,185 pcm - To Let**



A two bedroom split level garden flat occupying the ground floor of this period conversion in a quiet cul-de-sac only moments away from Archway Underground Station. Boasting wooden floors throughout, the property comprises of a reception room open plan to a fitted kitchen, bathroom and two double bedrooms. The property is serviced by gas central heating with fibre broadband available and CPZ street parking. The apartment is ideally situated only moments away from the multiple amenities and transport facilities of Holloway Road.

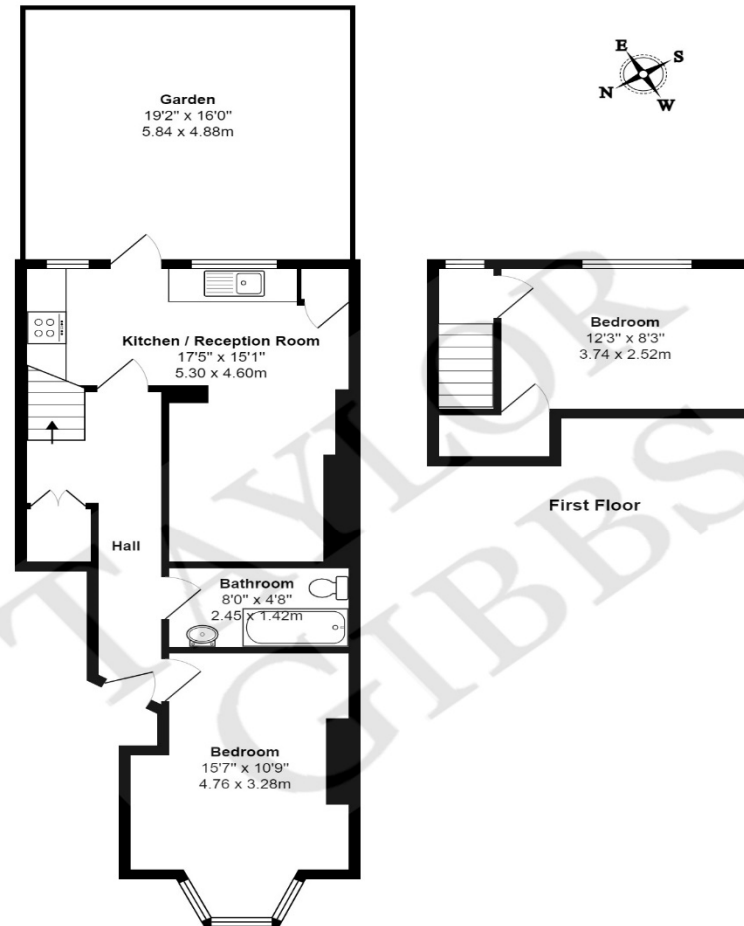
Please note that £2,185 per calendar month is the equivalent of £504.23 per week

Council Tax: Islington Band D

Tenancy Term: 12 months

Approx. Floor Area: 632 sqft (58.71 sqm)





Ground Floor

### Witley Road N19

Total Area: 632 ft² ... 58.7 m² (excluding garden)

All measurements are approximate and for display purposes only

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>		
(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	



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



