



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Hazellville Road, Archway, N19**  
**Price £400 pw - To Let**

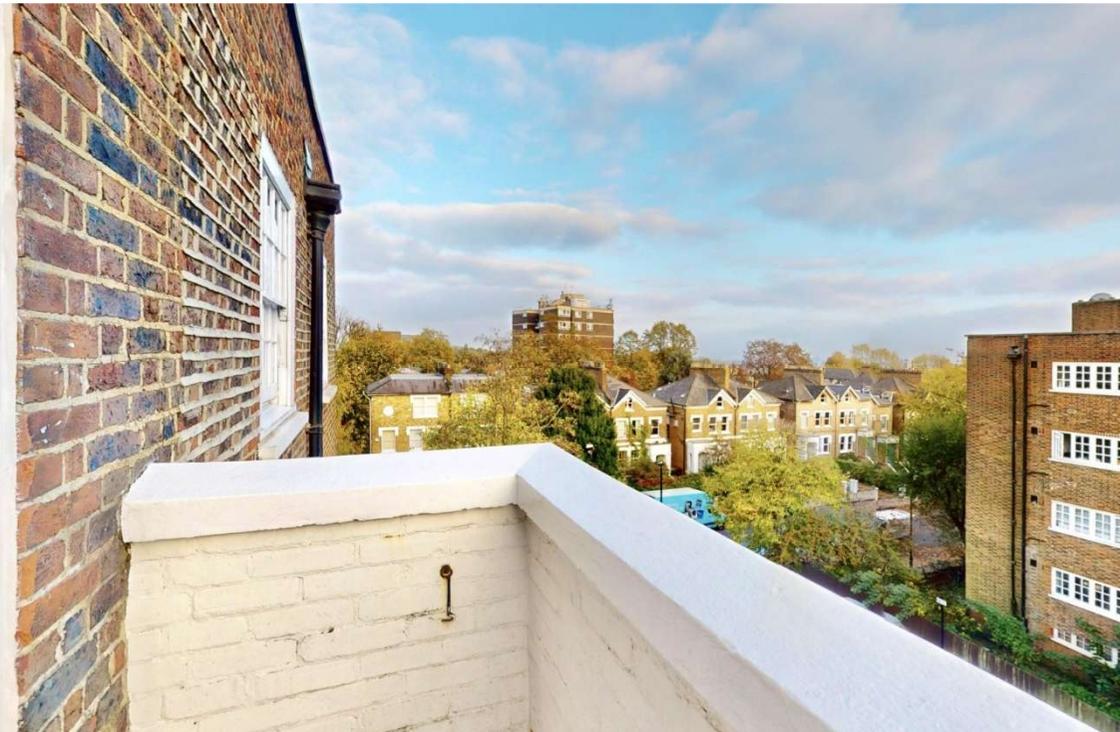
A one bedroom top floor, with lift access, purpose built apartment with a balcony situated within walking distance to Archway Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room leading onto the balcony, separate modern kitchen, double bedroom and bathroom. The property is conveniently located within walking distance to the multiple amenities available on Crouch End Broadway and Highgate Village.

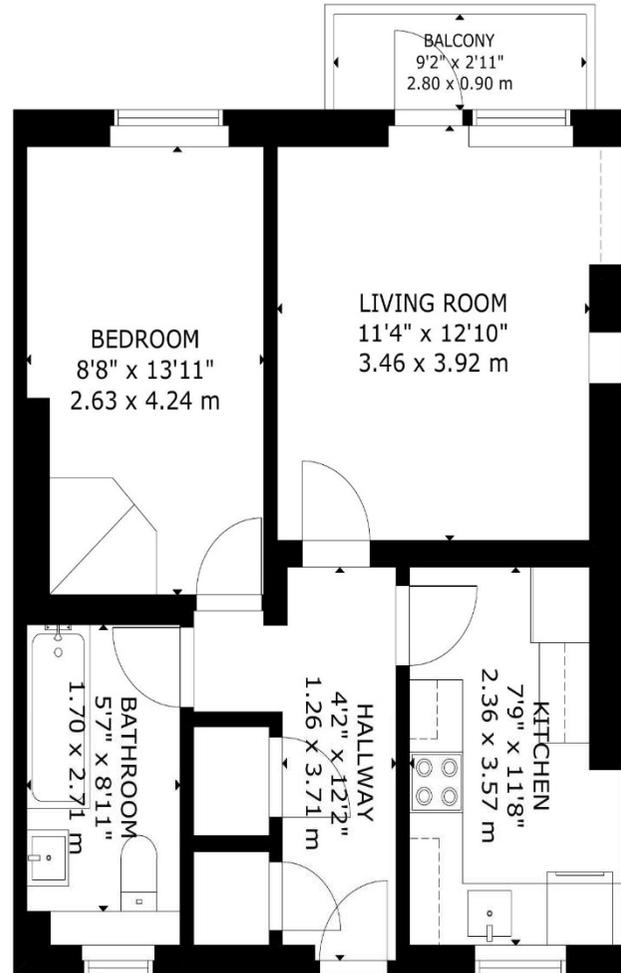
Please note that £400 per week is the equivalent of £1,733.33 per calendar month

Council Tax: Islington Band B

Tenancy Term: 12 months

Approx. Floor Area: 561 sqft (52.12 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

FLOOR

GROSS INTERNAL AREA  
TOTAL: 52 m<sup>2</sup>/561 sq.ft  
GROUND FLOOR: 52 m<sup>2</sup>/561 sq.ft  
EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/27 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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