



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Church Crescent, Muswell Hill, N10**  
**Price £1,650 pcm - To Let**

A bright and well presented top floor one bedroom apartment forming part of an attractive period conversion, ideally situated within a short walk of Muswell Hill Broadway. Flooded with natural light, the property benefits from wooden flooring throughout and double-glazed windows. The accommodation comprises a spacious reception room open plan to a modern fitted kitchen, a double bedroom and a contemporary shower room.

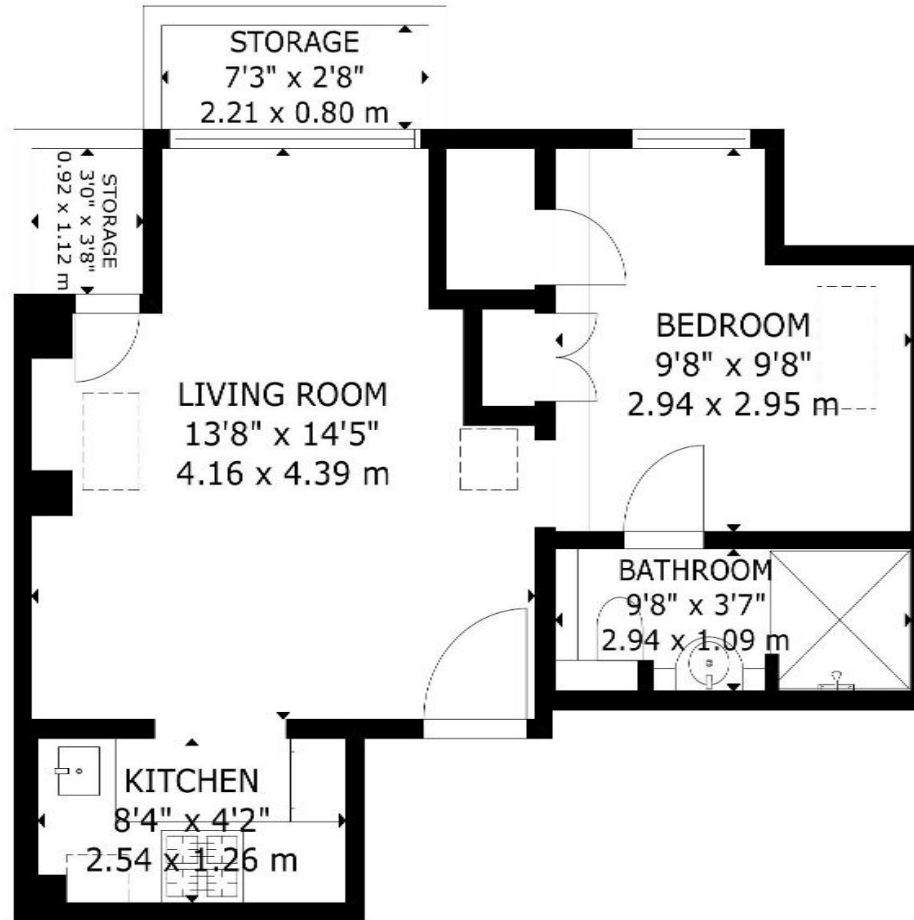
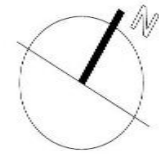
Ideally located, the property is within easy reach of Highgate Underground Station and the green open spaces of Highgate Wood, while the excellent shops, cafés and restaurants of Muswell Hill Broadway are all close by.

#### Material Information:

The property benefits from gas central heating. According to Ofcom, standard broadband is available. The property is connected to mains electricity, water and sewerage services, and mobile phone coverage is available. Controlled Parking Zone (CPZ) on-street parking is available, subject to local authority regulations.

Council Tax: Haringey Band D





GROSS INTERNAL AREA  
 TOTAL: 35 m<sup>2</sup>/379 sq ft  
 SECOND FLOOR: 35 m<sup>2</sup>/379 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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>		79	80
(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>			
England & Wales		EU Directive 2002/91/EC	



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