



Harberton Road, Archway, N19 3JR

£1,100 pcm + security deposit



## A large and spacious studio flat located in Archway,...

A large and spacious duplex studio located in the sought after Whitehall Park conservation area. The property is over two floors and comprises of a separate fully fitted kitchen, a bathroom/W.C, a separate large reception and separate sleeping area. Features include solid wood flooring and part exposed brickwork. Located only moments' walk from the shops and services of Junction Road and Archway tube station (Northern Line). Available part or fully furnished.

### Key features:

- Conversion
- Studio Flat
- 1 Reception
- 1 Bathroom
- Energy Rating : E
- Council Tax Band B



SALES | PROPERTY MANAGEMENT | LETTINGS



VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

| Energy Efficiency Rating                    |                                                                                                             |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |                                                                 | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                             |           | (92-100) <b>A</b>                                               |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                             |           | (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                             |           | (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                             |           | (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                            | 49                                                                                                          | 49        | (39-54) <b>E</b>                                                | 43                                                                                                            | 53        |
| (21-38) <b>F</b>                            |                                                                                                             |           | (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                             |           | (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                             |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| England                                     | EU Directive 2002/91/EC  |           | England                                                         | EU Directive 2002/91/EC  |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Council Tax Band

Band: B

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