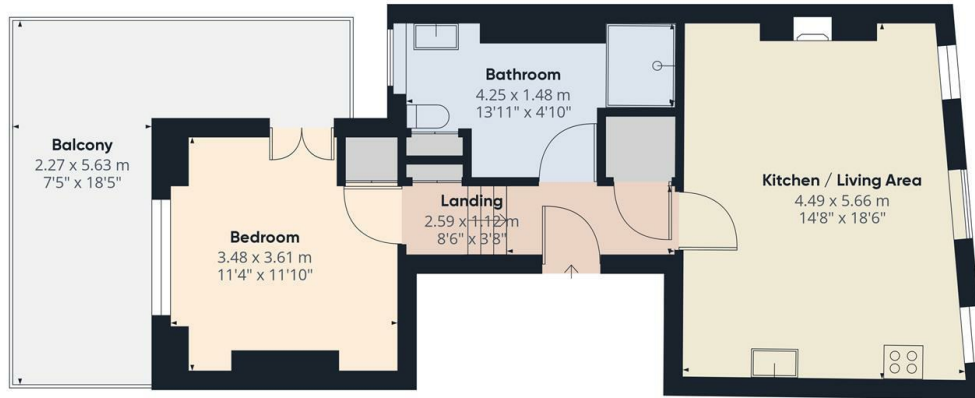




Muswell Hill Broadway, London, N10 1DE

£1,725 PCM

- Stunning 1 bedroom apartment
- Luxurious spacious shower room
- Available on long term tenancy (initial 12 months)
- Available NOW
- Own private terrace
- Kitchen fully equipped with integral appliances including dishwasher
- Council tax band C - £1,873.18pa
- Views overlooking Alexandra Palace
- Utility cupboard in hall
- Unfurnished



Approximate total area<sup>(1)</sup>  
51.62 m<sup>2</sup>  
555.63 ft<sup>2</sup>

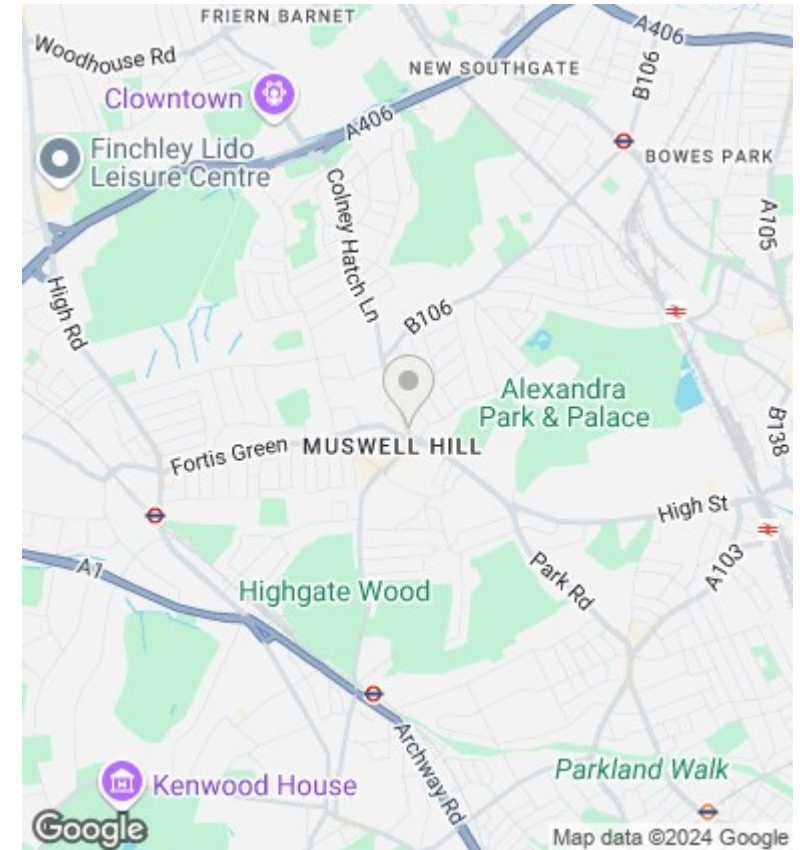
Balconies and terraces  
17.14 m<sup>2</sup>  
184.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

existing tenant is Renat: Tel: 07565 688 740  
renat.gainiev@gmail.com

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	