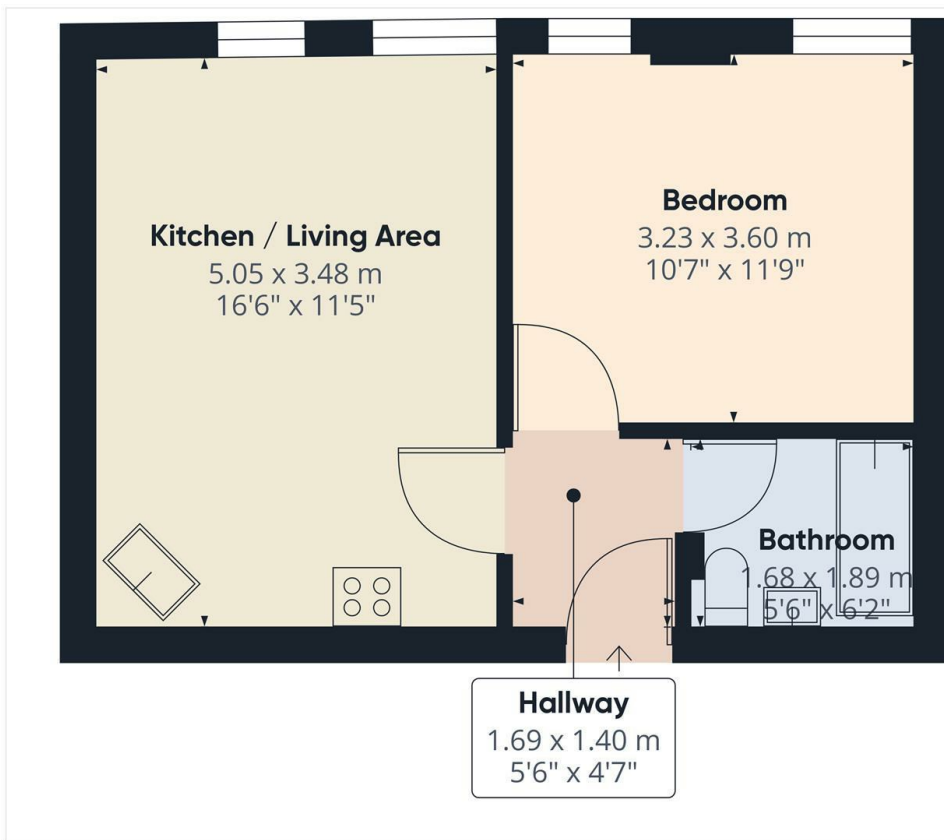




1346a High Road, London, N20 9HJ

£1,375 PCM

- Managed by Simon Clarke
- gas central heating / double glazed
- Available on long term tenancy (initial 12 months)
- Available from 4th January 2025
- 1 Bedroom apartment above commercial premises
- Double bedroom with fitted wardrobe
- Council tax band C - £1,727.32pa
- Open plan kitchen / lounge with integral appliances including dishwasher
- Tiled bathroom with shower over bath
- Unfurnished

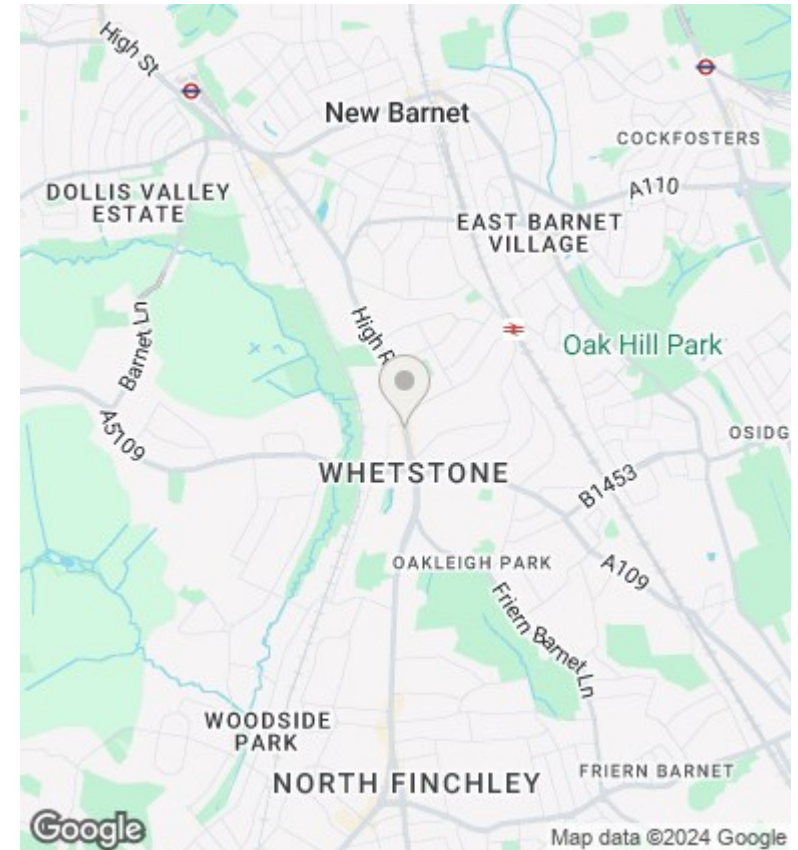


Approximate total area¹⁾
34.82 m²
374.8 ft²

(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

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		