

Camden Office

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**HORNSEY ROAD, HIGHGATE, N19**
£295 per week**Preliminary Details**

A newly refurbished two bedroom flat; complete with new kitchen & bathroom. Accommodation comprises; open plan living room with kitchen, two good sized bedrooms and modern bathroom. The property is located on the second floor above shops and benefits from excellent transport links as it is less than a 10 minute walk to Archway Tube station and a six minute walk to Crouch Hill Over-ground station. Also a short walk to local shops and the amenities of Crouch Hill (15 minutes walk). The property is ideal for two sharers or a couple. Viewing of this property is highly recommended.

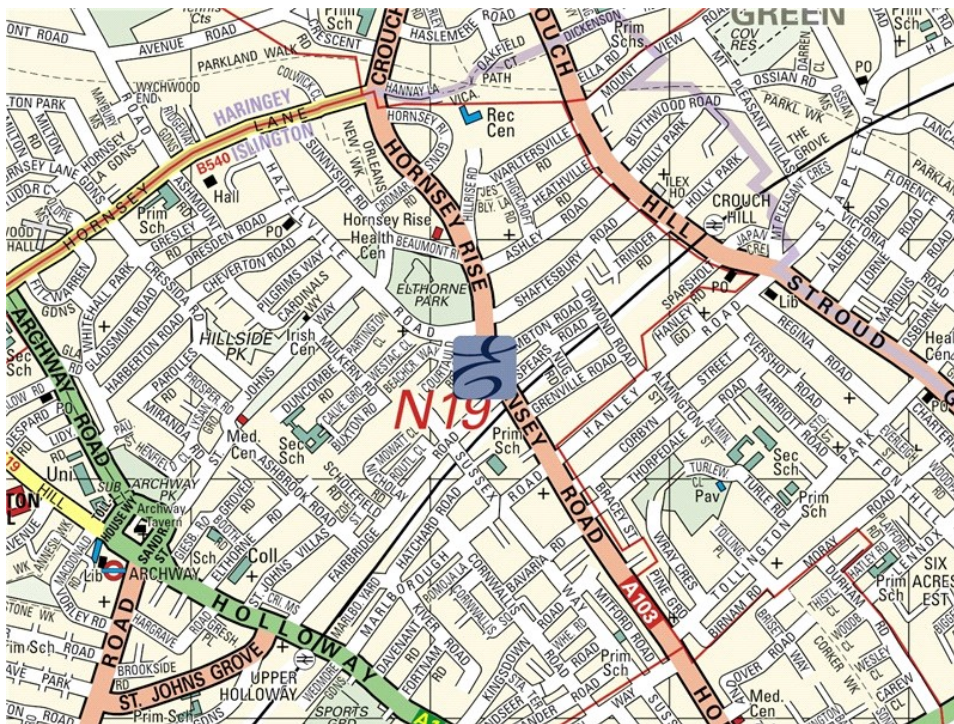
**2 Bedroom • 1 Bathroom**

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Area Overview

Once a small village on the Great North Road, as you wander past the shops and cafes along Highgate Hill it can still feel like one today. It's a relaxed, residential and elegant place which at times has an almost rural feel. It represents better value than neighbouring Hampstead and Belsize Park, but like them Highgate attracts the rich and famous (perhaps after a slightly quieter life), with current residents including Sting, Annie Lennox and George Michael.



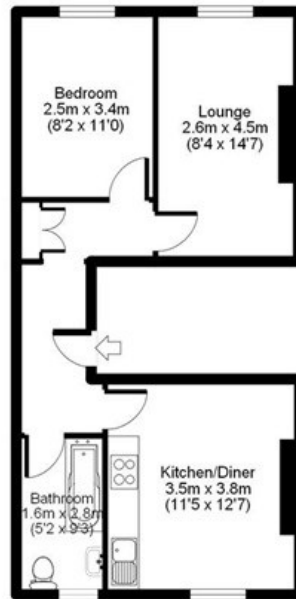
Hornsey Road, Highgate  Archway (0.6M),  Finsbury Park (0.8M),  Tufnell Park (1.1M)

Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Hornsey Road N19

APPROX GROSS INTERNAL FLOOR AREA: 482 sq. ft / 45 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	72	73	(69-80) C	75	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR HORNSEY ROAD, HIGHGATE, N19



Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 1900m (32 mins) from Hornsey Road



The Flask

The Flask Tavern is an iconic pub in Highgate Village, tucked away from the hustle and bustle of London. The large suntrap garden, mouth-watering homemade food and exceptional service makes it one of the top gastro pubs in North London.

🚶 1900m (32 mins) from Hornsey Road



York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 2300m (38 mins) from Hornsey Road



The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 2300m (38 mins) from Hornsey Road



Clissold Park

A pretty and much loved local park set in Finsbury Park, north London. Unlike most central parks, it is a quiet and refreshingly natural park with a wide assortment of activities, such as an animal enclosure, children's playground and a stunning restaurant situated in the local mansion house to name but a few.

🚶 2600m (43 mins) from Hornsey Road



Highbury Fields

With over 29 acres of greenery to enjoy, Highbury Fields is Islington's largest open space. It is a welcome and quite unexpected bit of serenity away from the city's hustle and bustle, perfect for quiet strolls or entertaining the kids in one of the best playgrounds the north has to offer.

🚶 2600m (43 mins) from Hornsey Road