

### Camden Office

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## TREMLETT GROVE, HIGHGATE, N19

£365 per week

### Preliminary Details

This spacious two double bedroom flat in a period conversion on the second floor is presented in excellent condition throughout with a modern kitchen with a dishwasher and modern bathroom. Split over two floors, the views are incredible from the reception room and kitchen and another benefit is the private roof terrace to the back of the property. This flat is ideally located moments to local bus routes that give direct access to Kings Cross and Central London and night buses also available, Archway Tube Station on the Northern Line is less than 10minutes walk away. Ideal for professional sharers or a professional couple.



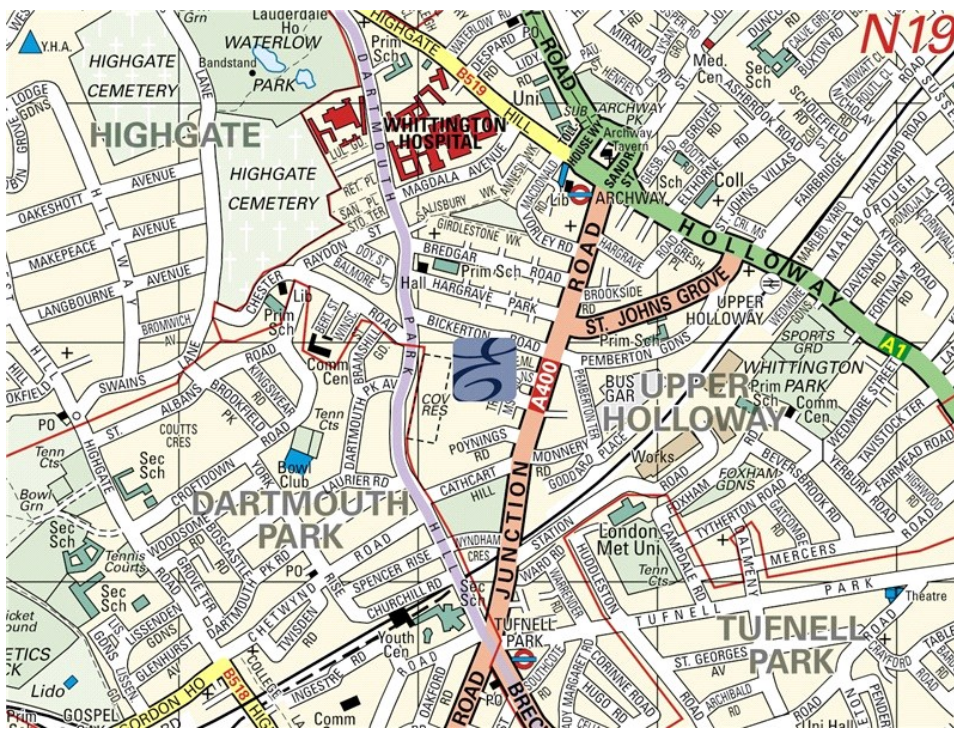
### 2 Bedroom • 1 Bathroom

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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.



Tremlett Grove, Highgate  Archway (0.2M),  Tufnell Park (0.4M),  Gospel Oak (0.8M)

### 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>	77	78	(69-80) <b>C</b>	75	76
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR TREMLETT GROVE, HIGHGATE, N19



### 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.

🚶 1300m (22 mins) from Tremlett Grove



### 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.

🚶 1600m (27 mins) from Tremlett Grove



### 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.

🚶 1700m (28 mins) from Tremlett Grove



### Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 2000m (33 mins) from Tremlett Grove



### 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.

🚶 2200m (37 mins) from Tremlett Grove



### Kenwood House

Set in beautiful landscaped parkland in the midst of Hampstead Heath, Kenwood House, houses a superb collection of paintings, including masterpieces by Rembrandt, Vermeer, Turner and Gainsborough.

🚶 2300m (38 mins) from Tremlett Grove