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## **BRENDON GROVE, HIGHGATE, N2**

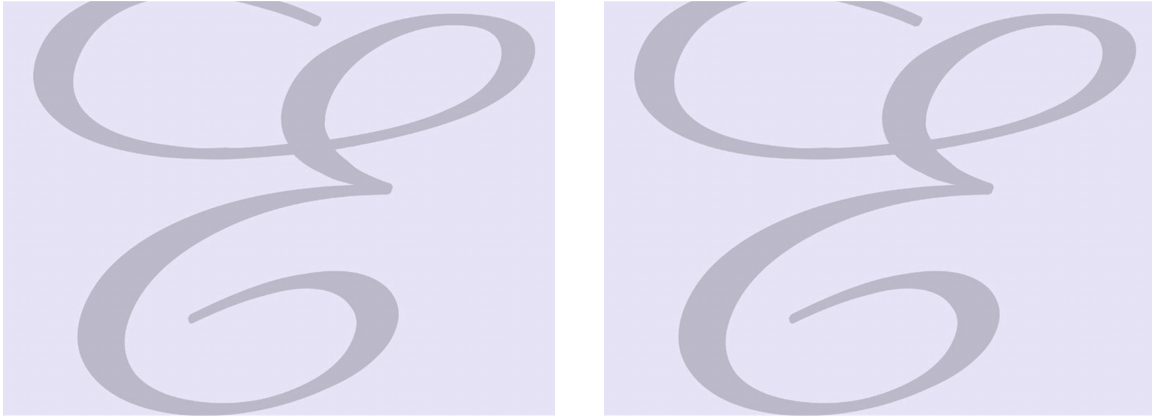
**£190 per week**

### **Preliminary Details**

Situated on the ground floor of a well maintained purpose built block is a large 1 bedroom fully furnished flat positioned perfectly for the transport and access to the North Circular road. Perfect for a single or couple the flat benefits a large reception room, fully fitted kitchen with all machines and a tiled bathroom. Brendon Grove is within moments of East Finchley high street

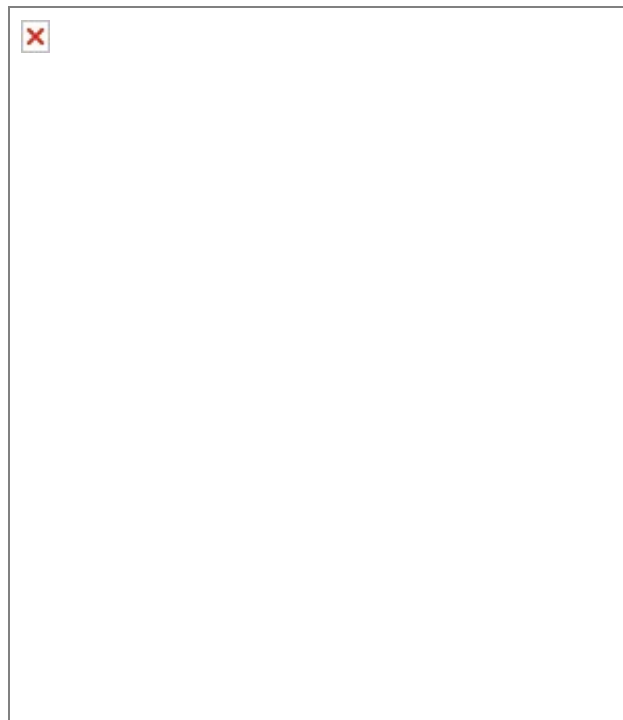


**1 Bedroom • 1 Bathroom**



### 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.



Brendon Grove, Highgate  East Finchley (0.8M),  Finchley Central (0.8M),  West Finchley (1.1M)

### Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Barnet	£ 949	£ 1,107	£ 1,423	£ 1,423	£ 1,739	£ 2,055	£ 2,372	£ 2,846
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>		73	(69-80) <b>C</b>		
(55-68) <b>D</b>	51		(55-68) <b>D</b>	67	64
(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 BRENDON GROVE, HIGHGATE, N2



### 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.

🚶 2800m (47 mins) from Brendon Grove



### 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.

🚶 3400m (57 mins) from Brendon Grove



### Hampstead Heath

The heath is rich in history and heritage, flora and fauna and is composed of nearly 800 acres of magical glades and woodland, heathland and meadows. With its ponds and valleys and hedgerows and ancient trees, the area is also a rich habitat for kingfishers, reed warblers and all three species of British woodpeckers, which breed here, as well as a host of other creatures.

🚶 3800m (63 mins) from Brendon Grove



### The Wells Tavern

The Wells, whilst being a delightful pub in its own right has made a name for itself with its award winning cooking, being featured in both the Good Food Guide and the newly launched Egon Ronay Guide.

🚶 4100m (68 mins) from Brendon Grove



### Holly Bush

The Holly Bush stands out from the crowd as being one of the few pubs that has managed to resist gentrification but still pulls in the crowds in droves. The restaurant upstairs also does a roaring trade.

🚶 4300m (72 mins) from Brendon Grove



### Everyman Cinema

An independent cinema showing a full range of Hollywood blockbusters as well as more contemporary artistic features.

🚶 4400m (73 mins) from Brendon Grove