



Princes Avenue, Muswell Hill, London  
£295 pw

**\*\*Video viewings available on request\*\*** This gorgeous one bedroom flat, Inclusive of partial heating and hot water, offers a stunning finish throughout, great size bedroom, fully fitted kitchen, immaculate shower room and communal garden.

- One bedroom flat within an attractive period conversion
- Inclusive of partial heating and hot water
- Finished beautifully throughout
- Communal garden
- Close to amenities and transport links

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Viewing  
Reference

Strictly by appointment with Maison Chase - Maison Chase Telephone  
020 3951 7464  
RL0311

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.