

SUSSEX WAY, ARCHWAY, N19 3JA

£450,000 Leasehold



## A three bedroom maisonette for sale in Archway,...

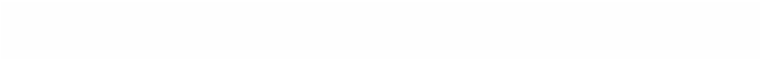
A large three bedroom maisonette arranged over the first and second floors. Comprises a large reception, spacious separate kitchen and large balcony on the first floor. On the second floor there are three good sized bedrooms and a bathroom with W.C. The property is located within close proximity to Archway Underground Station (Northern Line) and Upper Holloway (Overrail) with easy quick and easy access to Central London. There are plenty of local shops and services on Holloway road and Junction Road as well as the newly inaugurated Navigator community Square close by.

### Key features:

- P.Built
- 3 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : D
- Balcony



Area Overview



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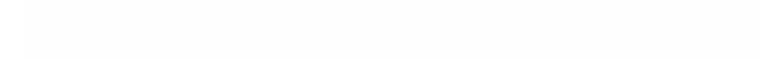


VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>				(69-80) <b>C</b>			
(55-68) <b>D</b>		60	68	(55-68) <b>D</b>		62	
(39-54) <b>E</b>				(39-54) <b>E</b>	52		
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England	EU Directive 2002/91/EC			England	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 are likely to be.

The environment 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.

## Council Tax Band

Band:

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