




### 91A York Way N7 9QF

Recently refurbished this flat is perfectly situated less than a thirty second walk to Caledonian Park, where you can visit the famous clock tower and make the most of the summer weather! Though the flat does include it's own private garden at the rear. Inside the flat comprises of two large double bedrooms, with enormous Victorian sash windows letting in plenty of light, the bathroom has been recently refurbished with new tiling and paint and there is a modern, open plan kitchen / living / dining area at the back of the property. This property would be perfect for mature students or recent graduates starting their career and looking for a spacious flat with brilliant transport links to the City and the rest of North London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	