



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Bethune Road, N16



## £1,800 Per Month

A charming one-bedroom flat situated on the ground floor of a substantial double-fronted Victorian house, offering direct access to a shared garden.

Conveniently located within easy reach of Stamford Hill Overground Station and Manor House Underground Station, this well-presented flat is ideal for a single tenant or a couple.

The property features attractive stripped wooden floorboards and high ceilings throughout, enhancing the sense of space and character. Offered unfurnished, it provides a blank canvas to make your own.

Please note, the flat will be fully redecorated prior to the next tenancy, ensuring it is presented in excellent condition.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
London N16 0NB  
Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000  
[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)





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