



Avenell Road
London, N5 1BN

£3,200 PCM

Elms Estates are pleased to offer To Let this well presented Three bedroom flat located on Avenell Road which is just a short walk to Arsenal and Finsbury Park station.

The property is spacious and light throughout and benefiting from being over two levels. On the ground floor you have a spacious reception room with a separate kitchen and a additional w/c. On the first floor you have three well proportioned bedrooms and family bathroom.

The property is available 27th September 2024

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room

12'9" x 12'5" (3.9 x 3.8)



Kitchen

9'10" x 7'6" (3.0 x 2.3)



Bathroom



Bedroom One

12'5" x 11'9" (3.8 x 3.6)



Bedroom Two

10'5" x 10'2" (3.2 x 3.1)



Bedroom Three

12'5" x 7'10" (3.8 x 2.4)

W/C

Material Information

Deposit: £3,692.30

Length Of Tenancy: One Year

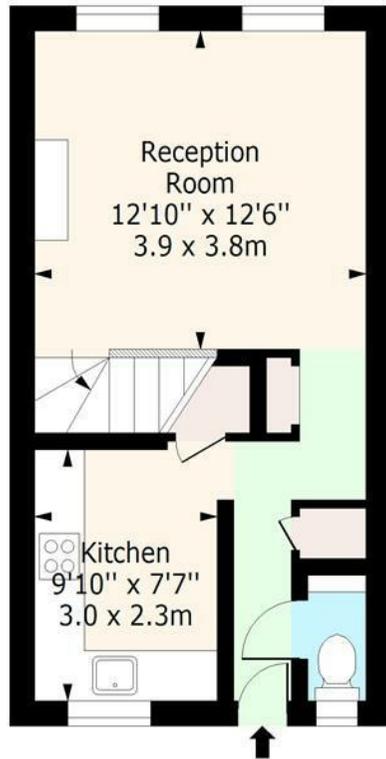
Council Tax Band: D





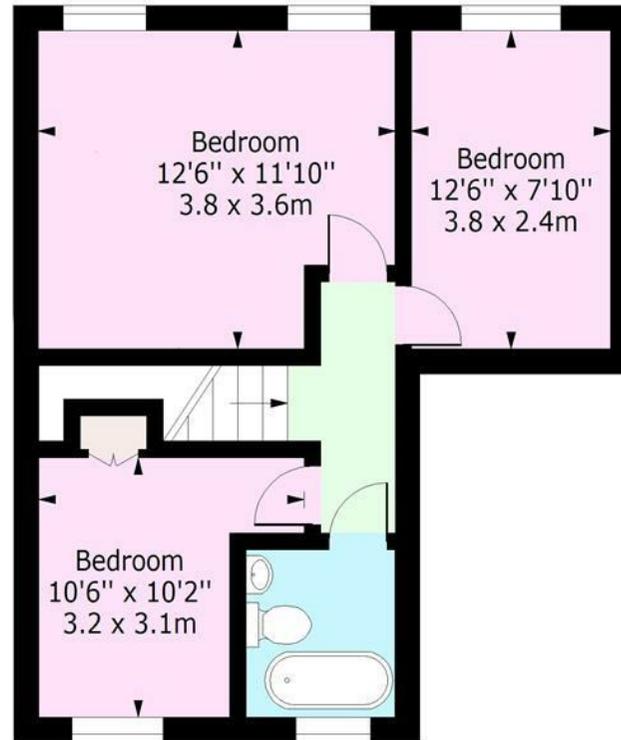
Avenell Mansions, Avenell Road, N5 1BN

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



Ground Floor

Floor Area 344 Sq Ft - 31.96 Sq M

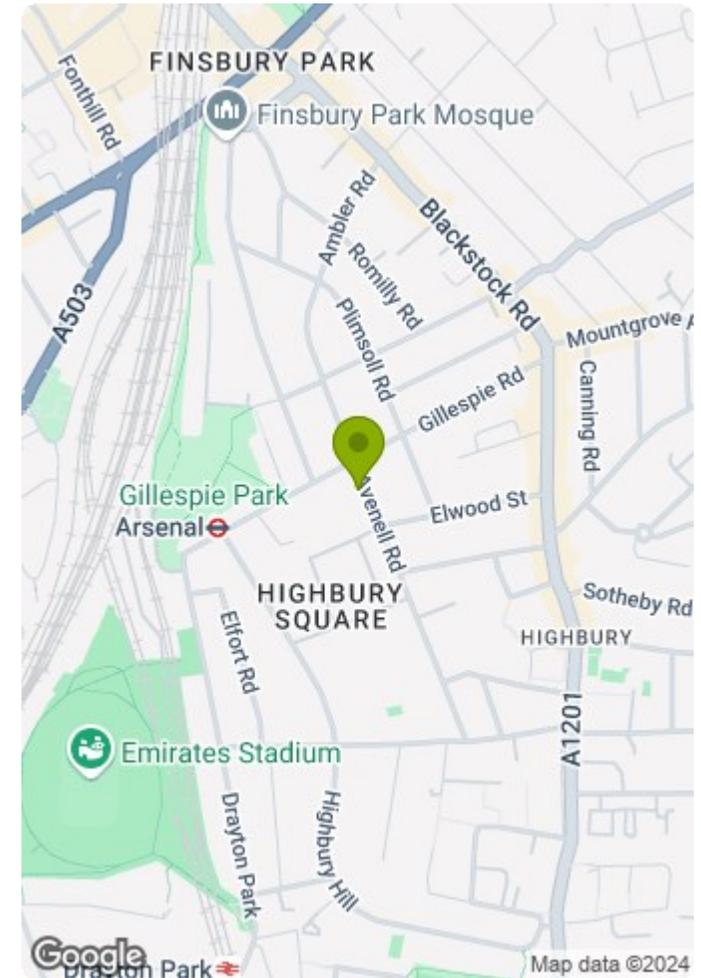


First Floor

Floor Area 456 Sq Ft - 42.36 Sq M

For Illustration Purposes Only - Not To Scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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