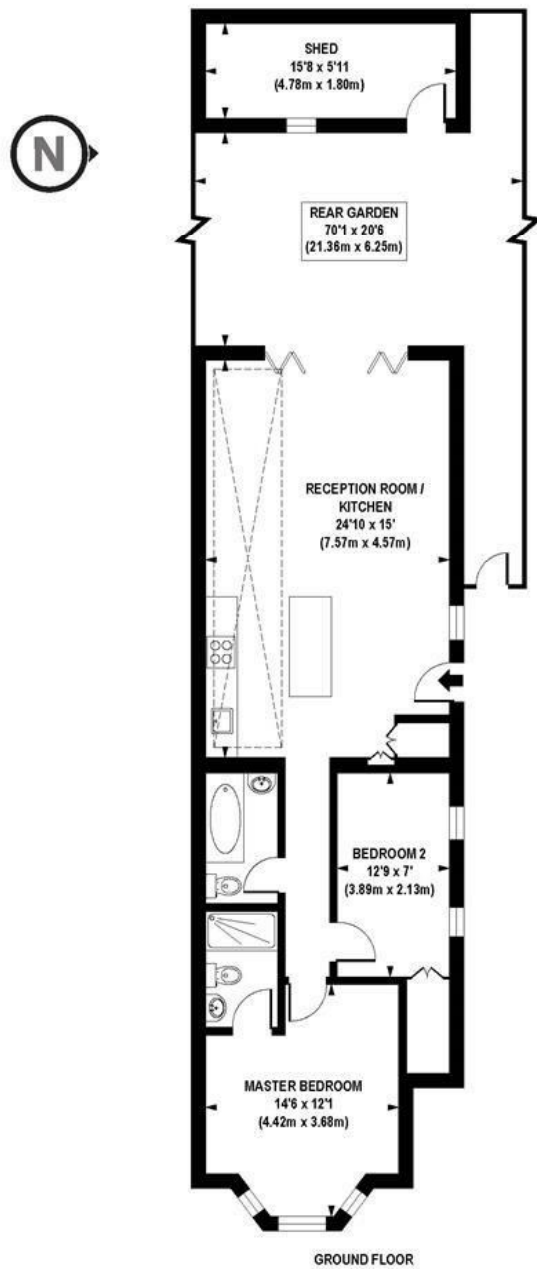




154a Park Road, London, N8 8JT
£3,000 Per Month

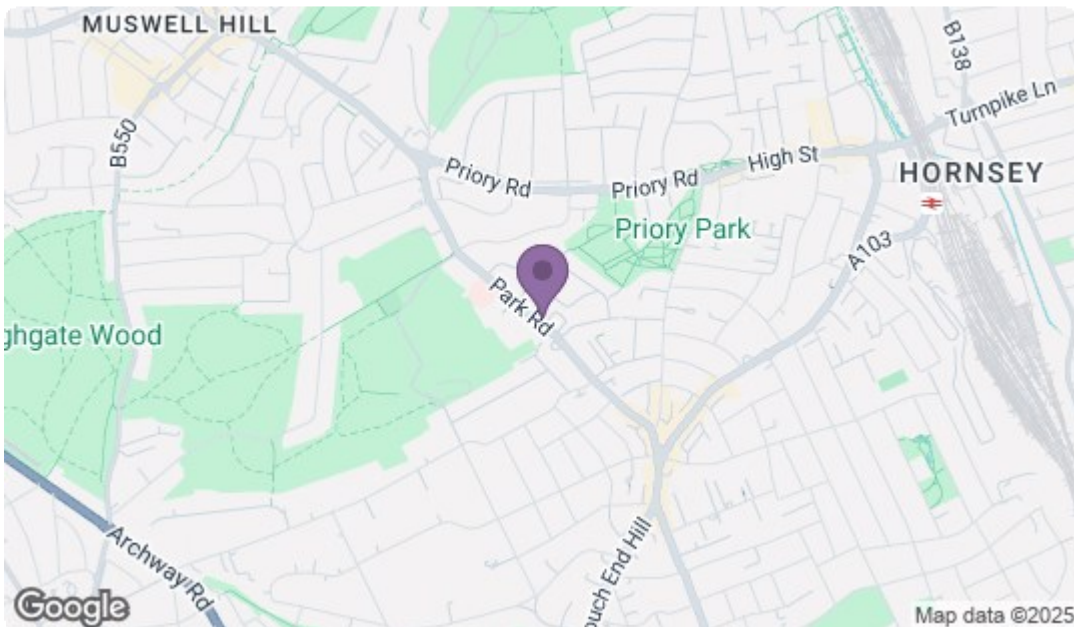
We take great pleasure in offering this stunning 2 double bedroom, 2 bathroom Ground Floor Period converted Garden Flat. The property has been brand newly refurbished to the highest of standards & offers the very best in quality. Located less than a 5 minute walk to the Clock Tower and Crouch End's bustling Broadway makes this property top of the picking list. With too many features to list from the outstanding SOLE USE landscaped garden to the large outhouse shed that could be used as office space, we strongly encourage early internal inspections.



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 866 sq. ft / 128.06 sq. m(Including Shed)
 APPROX. GROSS INTERNAL FLOOR AREA 773 sq. ft / 71.88 sq. m(Excluding Shed)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC