



**Station Road  
Cuffley**

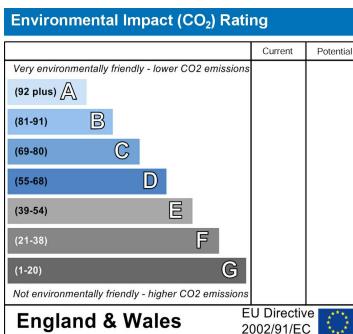
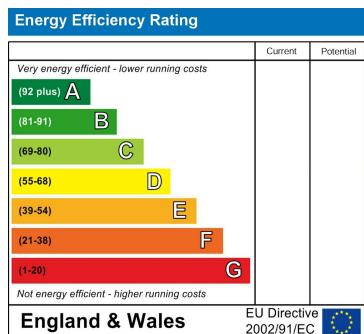


**£1,095 Per month**

A well-presented one-bedroom split-level apartment featuring an en-suite bedroom and a bright open-plan kitchen/living area. Ideally located within a short walk of local shops and Cuffley train station, offering direct links to Moorgate and King's Cross. Available immediately.

Private tenants only.

- One bedroom split-level apartment
- Open-plan kitchen/living area with excellent natural light
  - Modern fitted kitchen with integrated appliances
  - Stairs leading down to spacious double bedroom
  - En-suite shower room with contemporary fittings
  - Double-glazed windows and Velux roof windows
  - Laminate flooring and inset spotighting throughout
- Secure entry via hardwood door and intercom system
- Short walk to local shops and Cuffley train station
  - Available immediately | Private tenants only



## ENTRANCE

Entrance via hardwood door

## LIVING ROOM WITH OPEN PLAN KITCHEN

16'1 x 14'8

The open-plan kitchen/living area benefits from two large rear-facing double-glazed windows and two Velux roof windows, providing excellent natural light. The room features laminate flooring, inset spotlights to the ceiling, and two double radiators. A useful storage cupboard houses the boiler.

The kitchen is fitted with a range of wall and base units incorporating a stainless steel sink with drainer and mixer tap. Integrated appliances include an electric oven with hob and extractor above, fridge, and washer/dryer.

Stairs lead down to the bedroom.

## BEDROOM

10'8 x 10'8

The bedroom benefits from dual-aspect double-glazed windows to the front and an additional opaque double-glazed window to the side. The room features laminate flooring, inset spotighting to the ceiling, an intercom entry phone system, and a fire door. A door provides access to the en-suite.

## EN-SUITE

The en-suite bathroom features an opaque double-glazed window to the side, providing natural light while maintaining privacy. The room is fitted with a chrome heated towel rail, tiled flooring, and extensively tiled walls. Inset spotlights are set into the ceiling.

The suite comprises a vanity wash hand basin with mixer tap and storage cupboard beneath, a low-level WC, and a tiled corner shower cubicle with fitted screen.

