



JAKE CHARLES

EST 2021



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## 1b Portland Gardens , London, N4 1HU

Jake Charles Property are proud to present this beautifully finished three-bedroom, two-bathroom apartment set on the first floor of a charming period conversion, arranged over two levels.

The property features a modern open-plan kitchen and lounge, fully fitted and complete with a gas hob, making it ideal for both everyday living and entertaining. Additional benefits include gas central heating throughout, wooden flooring, and stylishly tiled bathrooms.

The spacious master bedroom is flooded with natural light thanks to its skylights and further benefits from a private en-suite bathroom. The remaining bedrooms are well-proportioned and ideal for sharers or a family.

Located on Portland Gardens, a quiet residential street just off the main road, the property enjoys a peaceful setting away from traffic noise. A wide range of local amenities, shops, and restaurants on Green Lanes are within easy reach, along with excellent transport links via Haringey Green Lanes Overground Station.

**£2,250 Per month**

# 1b Portland Gardens , London, N4 1HU



- Three Bedrooms
- Two Bathrooms
- Split Level
- Excellent Location
- First & Second Floor
- Video Tour Available Upon Request



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	