

# MATTHEW JAMES

Residential Sales • Lettings • Management



Kiver Road, N19 4PD

**£3,250 Per Calendar Month**

Matthew James offer for rental a beautiful three bedroom Victorian house featuring a superb through lounge, kitchen breakfast room with bi-folding doors onto a secluded walled courtyard garden, a luxury bathroom and double glazed wood sash windows throughout. Located on a quiet cul de sac and with the benefit of excellent transport connections into the West End and Central London. Offered Unfurnished.

Available from 8th August.

## Entrance Lobby

### Through Reception



An impressive front to rear reception with high ceiling, decorative cornice work and an impressive decorative fireplace with cast iron hearth, triple bay double glazed wood sash windows to the front with French doors accessing the garden to the rear. Finished in engineered wood flooring. Steps down to....

## Kitchen Breakfast Room



Range of wall and base units finished in high gloss grey with polished stainless steel and granite work surfaces. Integrated stainless steel 'Neff' oven with five ring gas hob, 'Zanussi' dishwasher, 'Liebherr' freestanding stainless steel fridge freezer and 'Miele' washing machine. Powder coated double glazed bi-folding doors leading to rear garden, finished in grey panel floor tiles with independent underfloor heating.

## Cellar

Full width cellar with superb storage options. Not full head height.

## Mezzanine Floor

Landing.

## Bedroom Three/Study



Double glazed wood sash window overlooking rear garden.

## Bathroom/W.C.



White suite comprising of an oval shaped bath with wall mounted adjustable shower unit and screen, wash basin and w.c. Further features include a chrome heated towel rail, mirrored medicine cabinet, large wall mounted mirror and independent underfloor heating. Finished in ceramic wall and floor tiling.

## Top Floor

Landing with storage cupboard.

## Bedroom One



Twin double glazed wood sash windows, central feature fireplace with low level recessed storage and bookcases either side.



## Bedroom Two



Double glazed wood sash window.

## Rear Garden



A charming secluded walled garden accessed from both the reception and kitchen with wood decking and perimeter raised borders.

## Exterior

### Additional Information

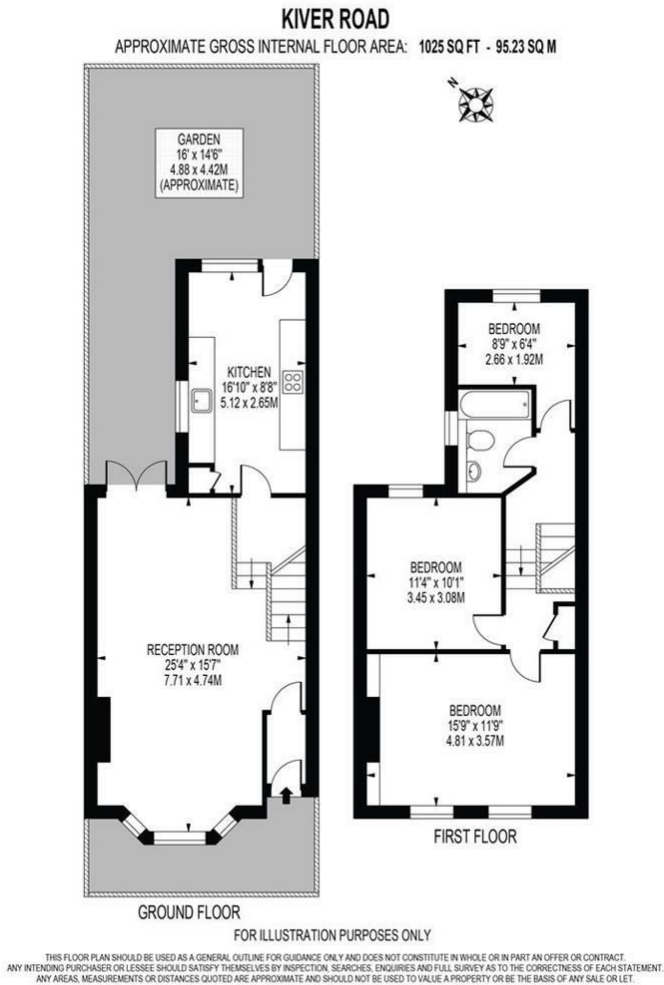
Holding Deposit Equivalent To 1 Weeks Rent eg. 1 x £750

Total Deposit Equivalent To 5 Weeks Rent eg. 5 x £750 = £3,750

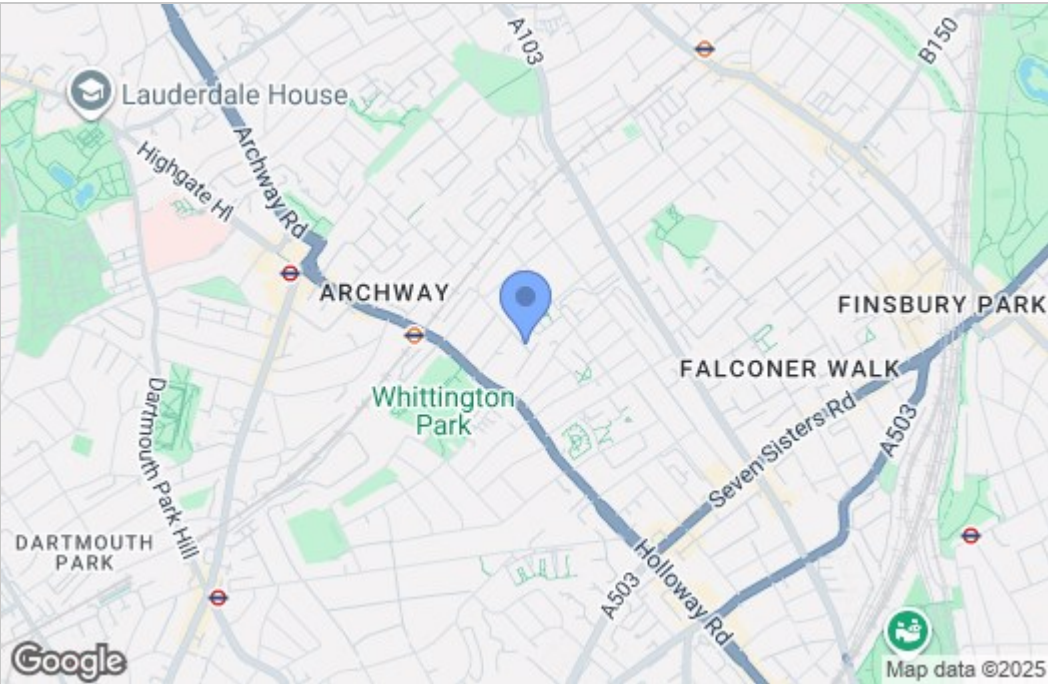
Council Tax - Islington Council Band E

Minimum 12 Month Tenancy Agreement

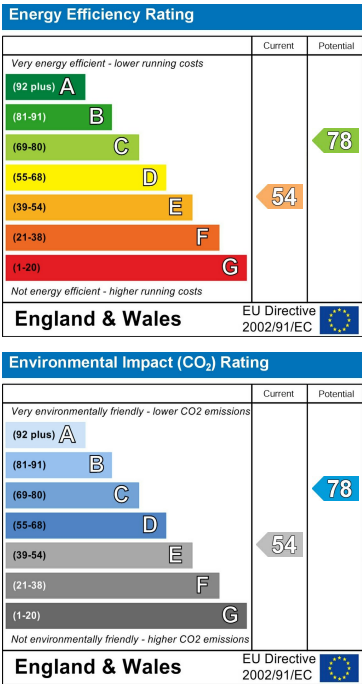
Floor Plan



Area Map



Energy Efficiency Graph



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