

PARKER JAMES

ESTATES

Established since 1995



54 Crayford Road London N7 0ND

- Available 18th January
- Raised ground floor
- Neutrally decorated
- Modern bathroom
- Pubs and restaurants nearby
- Furnished
- Tree lined Street
- Fitted kitchen
- Holloway Road station walking distance
- Close to Whittington Park

£1,650 Per Month

54 Crayford Road

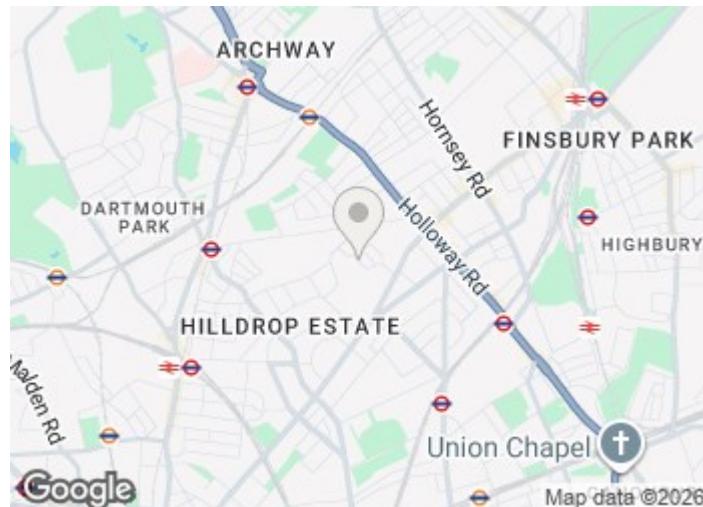
London N7 0ND



Available from the 18th January on a furnished basis is this well presented one bedroom raised ground floor flat in Tufnell Park.

The 46 sqm property briefly comprises an entrance hall, reception room which is open plan to a fitted kitchen with integrated appliances, one double bedroom and a fully tiled bathroom.

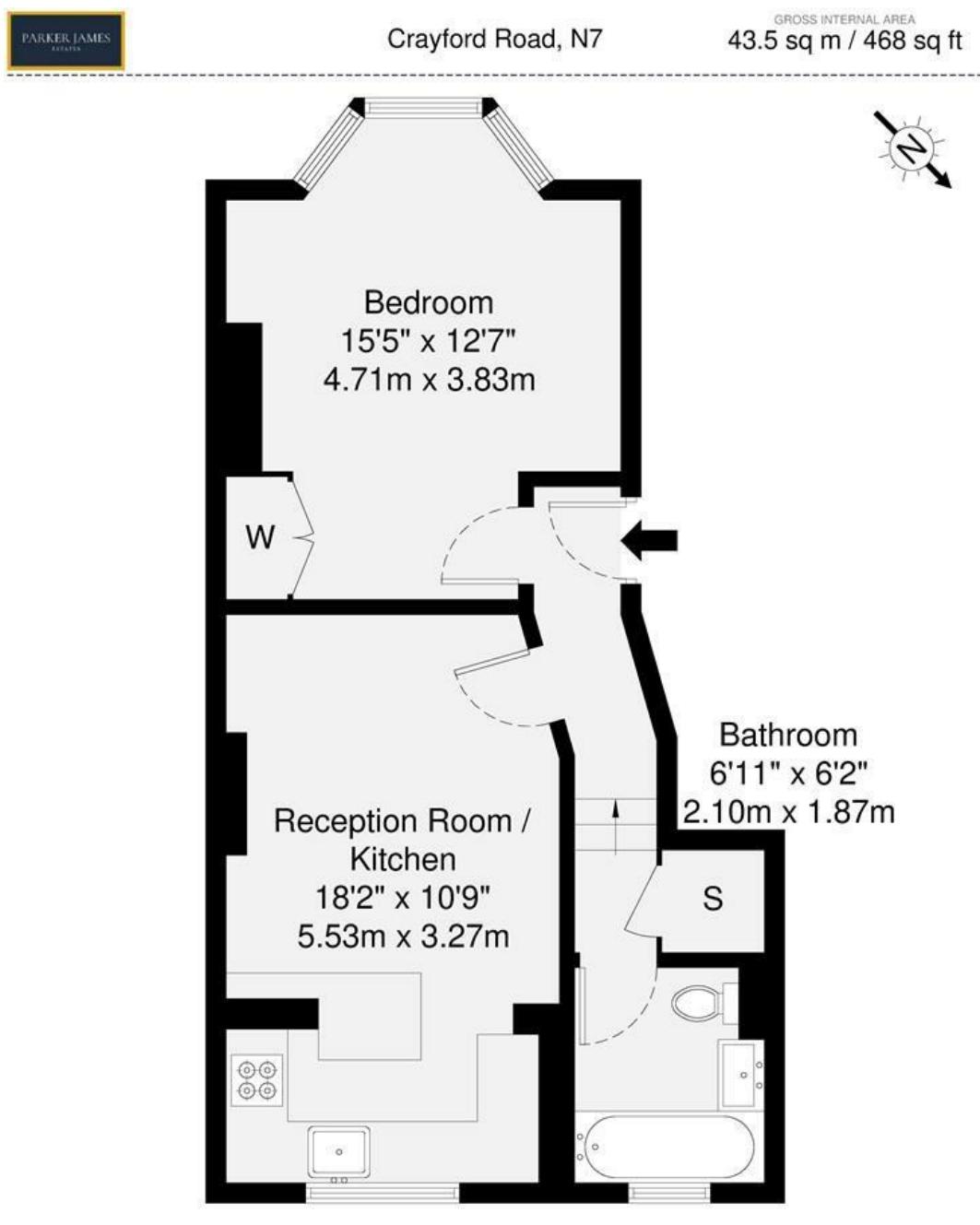
Crayford Road is tree lined road within walking distance within walking distance of Tufnell Park (Northern line) and Holloway Road (Piccadilly) stations, a Morrisons supermarket on Hertslet Road, local pubs and restaurants whilst pleasant open space can be found in nearby Whittington Park.



Directions



Floor Plan



GROSS INTERNAL AREA (GIA) The footprint of the property 43.5 sq m / 468 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.1 sq m / 22 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(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		

Energy Efficiency Rating		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		