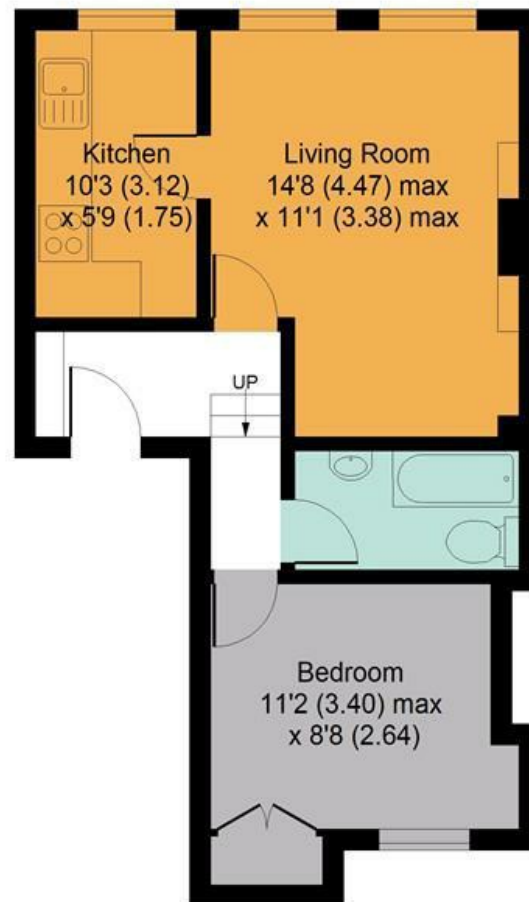




Hillfield Avenue, N8

APPROX. GROSS INTERNAL FLOOR AREA 406 SQ FT / 37.7 SQ M



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

www.londonpropertyassessments.co.uk



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HILLFIELD AVENUE

1 BEDROOM | 1 BATHROOM | P1816



OUR FAVOURITE FEATURES:

- > INBUILT DOUBLE WARDROBE
- > ORIGINAL SASH WINDOWS
- > FULL-SIZED BATHTUB

KEY FEATURES


- 1 BEDROOM APARTMENT
- SPLIT LEVEL FIRST FLOOR FLAT
- LOCATED NORTH OF CROUCH END
- UNFURNISHED – EPC RATING D
- AVAILABLE FROM 9TH FEBRUARY
- 0.4 MILES FROM HORNSEY STATION

YOURS FOR
£1,200 PCM

Two tall original sash windows illuminate the magnolia painted reception room, laid in cosy sand coloured carpeting. Waiting to be discovered in this charming room is a feature cast-iron fireplace residing alongside a handful of chunky wooden shelves, ideal for displaying much-loved novels, vinyl records, and trailing indoor plants. Plentiful space can be found here to accommodate a living, dining, and working area. Adjoined, you'll encounter the galley-style kitchen fitted with ivory white cabinetry, integrated appliances, and a wall-mounted utensil rack. Back through the hallway, past an inbuilt cupboard, and upon the ascent of a small set of steps, you'll arrive to the bathroom situated on your immediate left. Here, you'll find a mirrored wall cabinet, a countertop washbasin with storage beneath, a full-sized bathtub with overhead shower, and a wall-mounted heated towel rail. Adjacent is the double bedroom, echoing the magnolia walls and sand carpeting found in the reception room, alongside an inbuilt double wardrobe and a double glazed window.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	79
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		68	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

