



## Lothair Road South, N4

APPROX. GROSS INTERNAL FLOOR AREA 832 SQ FT / 77.29 SQ M



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, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted in this plan. Any figure given is for initial guidance only and should not be relied as a basis of valuation.

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## DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

## LOTHAIR ROAD SOUTH

2 BEDROOM | 1 BATHROOM | MAISONETTE





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

DEPOSIT AMOUNT:

£2,480\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

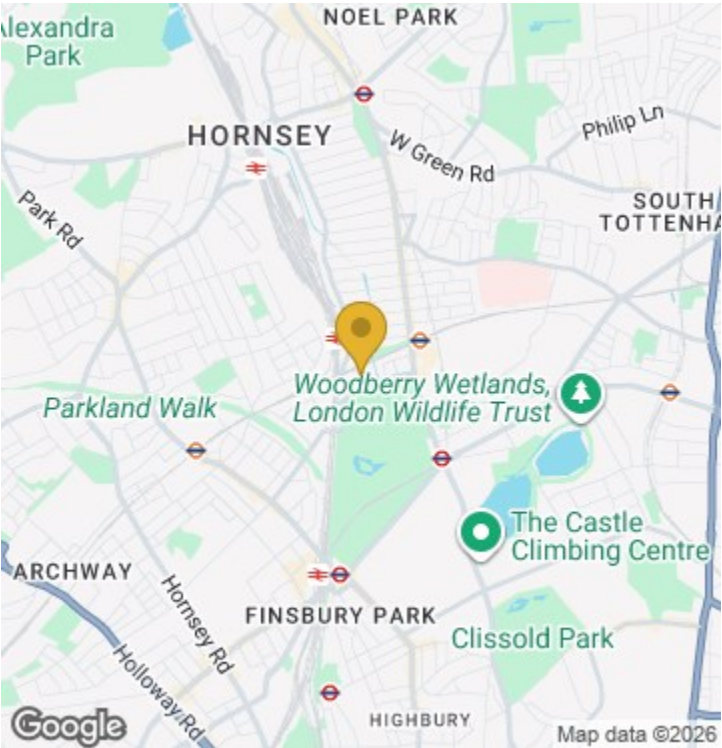
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- AVAILABLE IMMEDIATELY
- PART FURNISHED
- ORIGINAL VICTORIAN FEATURES
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR  
£2,150 PCM

Sneaking through the pastel blue front door, you'll be taken aback by a bay fronted reception room boasting an original cast iron fireplace adorned in burnished Celtic motifs and surrounded by a grey/white marble mantle. Beside the white painted wooden window shutters sits a vibrant shelving unit and a luxuriously wide charcoal grey sofa, matching perfectly with the champagne coloured carpet beneath you. The master bedroom is located on the same floor, showing off another fabulous original fireplace. Through a frosted sliding door, you'll spy gorgeous wooden work surfaces topping spacious beech cabinets, stylishly integrated appliances including a stainless steel dishwasher and more than enough room to contain a dining table for two, or more. Downstairs, you'll find the second double bedroom boasting a quaint wood-framed double bed and heaps of inbuilt storage space. Unique farmhouse style doors, a fabulously large walk-in shower enclosure and a charming heated towel rail can all be found in the bathroom adjacent. Now, you can choose which of three sets of French doors to enter the rear garden: the kitchen, the master bedroom, or the

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Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

