



452 SqFt Interior



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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LENNOX ROAD

1 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

C  
ISLINGTON- FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£2,250\*

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

- 1 DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- PART FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.2 MILES FROM FINSBURY PARK STATION

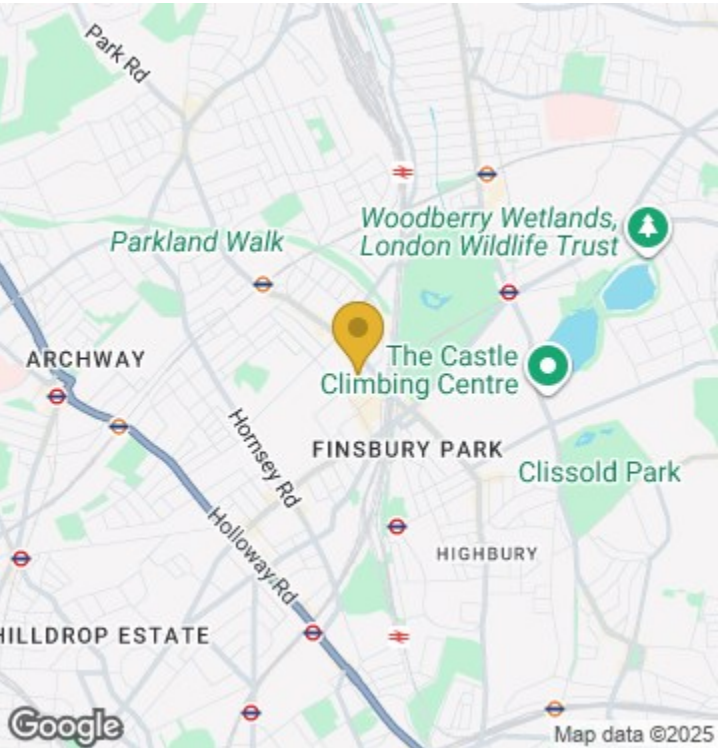
YOURS FOR  
£1,950 PCM

Upon entry you are welcomed by freshly sanded and varnished wooden floors in the reception area, naturally lit via the large bay window. Here you'll find space for both lounge and office furniture if required, with an abundance of built in floating shelves to house your most prized possessions. An under-stair storage cupboard also awaits, for bundling away your less attractive belongings.

Adjacent sits the double bedroom, with clean white walls that sing against wooden flooring and hosting more inbuilt shelving for extra storage. From here you may spy views out over your private garden to the rear.

Next door you'll find the nice sized kitchen and dining room with plenty of storage options, in warm reds and rich wood cabinetry surrounding granite effect worktops and fresh white tiling. A double set of French windows next to the dining area grants access to the garden,

VIEW MORE ON  
OUR WEBSITE



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		
(41-60) C		
(21-40) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

