



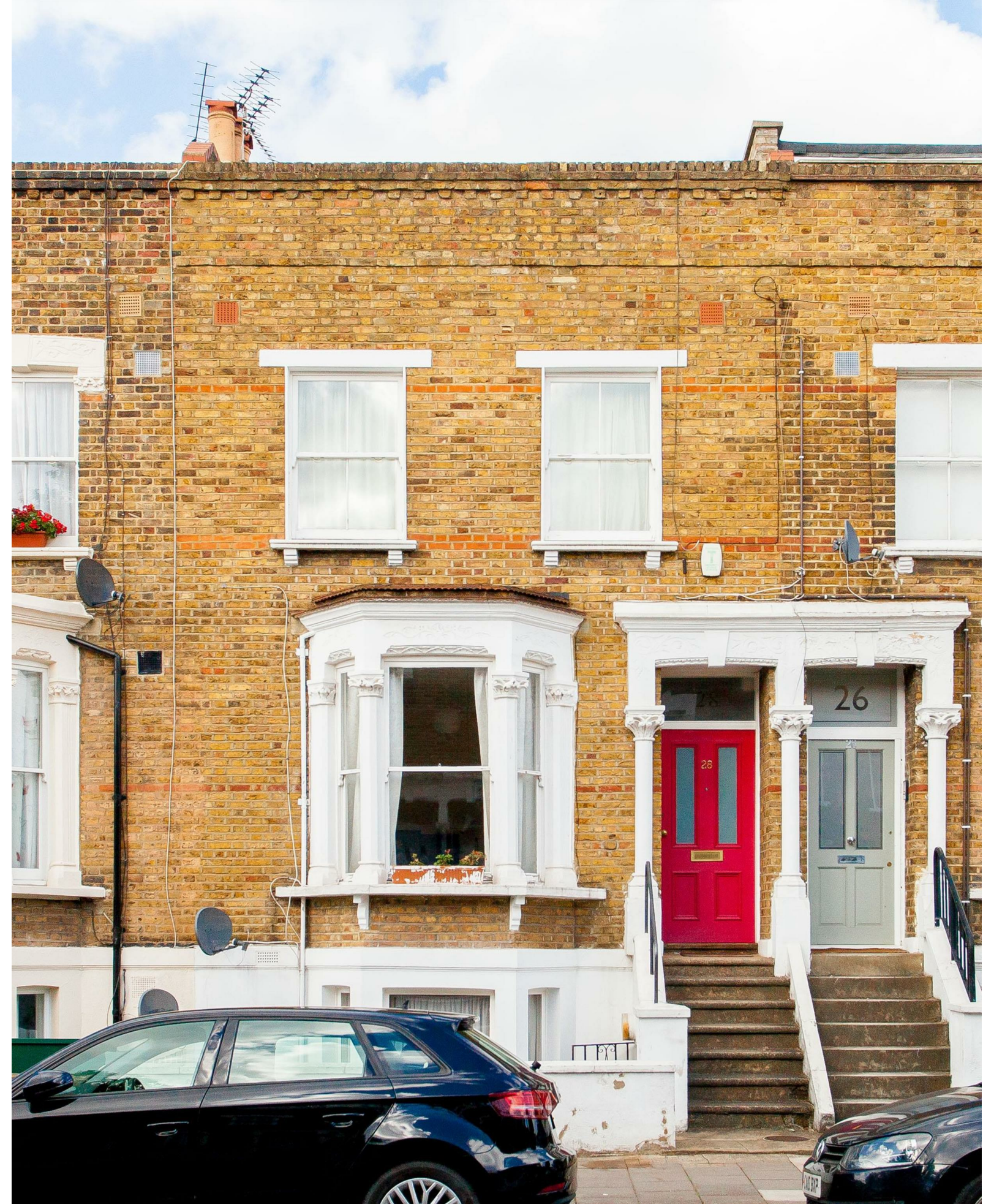
## Mountgrove Road

APPROX. GROSS INTERNAL FLOOR AREA 794 SQ FT / 73.8 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, 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.

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**DAVIES & DAVIES ESTATE AGENTS**

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

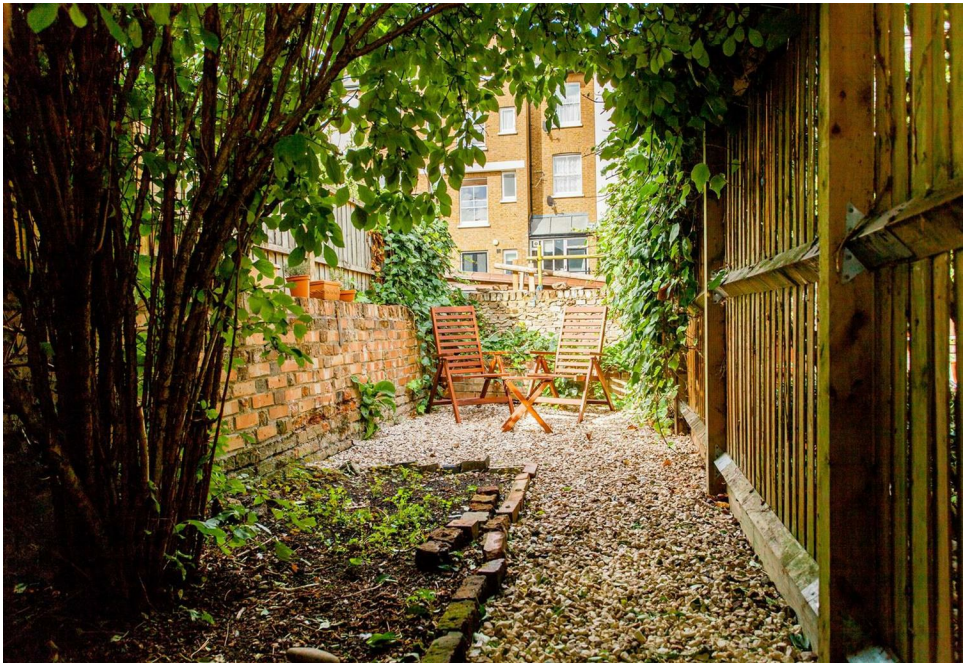
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**MOUNTGROVE ROAD**

2 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
HACKNEY

DEPOSIT AMOUNT:

£2,884\*

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.

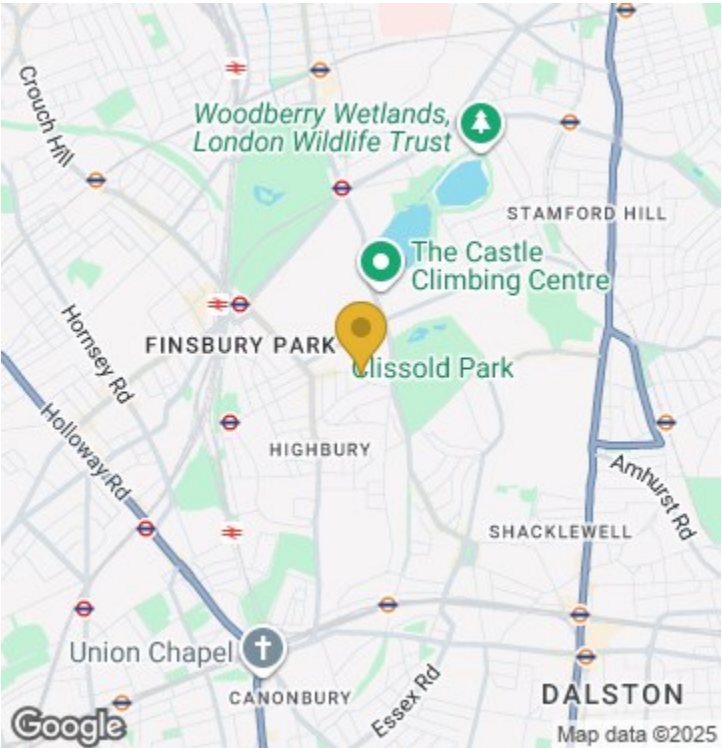
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- ADDITIONAL STUDY
- PRIVATE REAR GARDEN
- PART FURNISHED
- AVAILABLE IMMEDIATELY
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£2,500 PCM

Extra green space can be found in Clissold Park just three minutes on foot, while Highbury fields, Gillespie Nature Reserve and Finsbury park can be reached in under 10 minutes. Transport links are close by with Arsenal Underground Station on the Piccadilly Line and Finsbury Park Underground Station on the Victoria Line and Overground Station offer quick routes to central London, The West End, and beyond. Drayton Park National Rail Station is also close by for quick routes to Old Street and Morden.

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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: 2

