



Scarborough Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 641 SQ FT 59.5 SQ METRES



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 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 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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SCARBOROUGH ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

HARINGEY

DEPOSIT AMOUNT:

£2,538*

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.

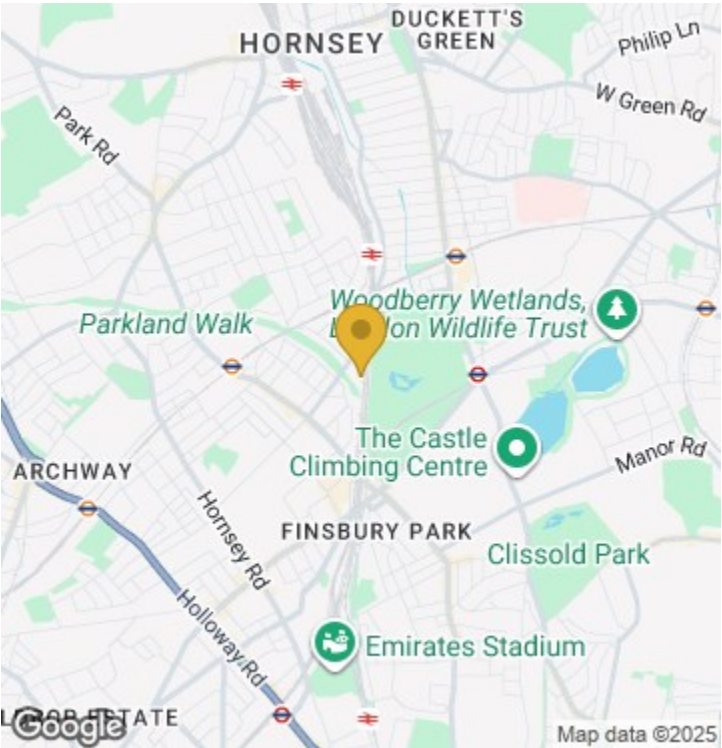
KEY FEATURES

- 2 DOUBLE BEDROOMS
- FULLY FURNISHED
- AVAILABLE IMMEDIATELY
- TOP FLOOR FLAT
- CHAMPAGNE COLOURED CARPET
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£2,200 PCM

After striding up the communal stairway in delight of your new humble abode, you'll be able to kick off your shoes atop the champagne-coloured carpet that extends across the interior hallway. Auburn red tiles and a dark wood mantle enhance the terrific cast iron original Victorian fireplace in the reception, stealing your travelling gaze and becoming the focal point to the entire room. Two deep enclaves frame this focus, fitted with a dozen floating shelves perfect for displaying your most enviable collections of cacti, lava lamps and signed Banksy prints. Painted in a wonderful sky blue and fitted with floor to ceiling white tiles, the kitchen is of a pleasingly spacious size. Fitted with a sleek black induction hob, stainless steel washbasin and overlooking peaceful neighbouring gardens, this fabulous space offers endless opportunities for concocting marvellous feasts, lazy Sunday brunches and/or a cheeky cocktail (or five). Both double bedrooms are furnished with a double bed, a glossy white dresser and an understated white desk. One beholds a tall translucent double wardrobe and the other a very Instagrammable hanging clothes rail. Relish hour-long soaks in the monochromatic

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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(46-60) C		
(31-45) D		
(16-30) E		
(1-15) F		
(1-15) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

