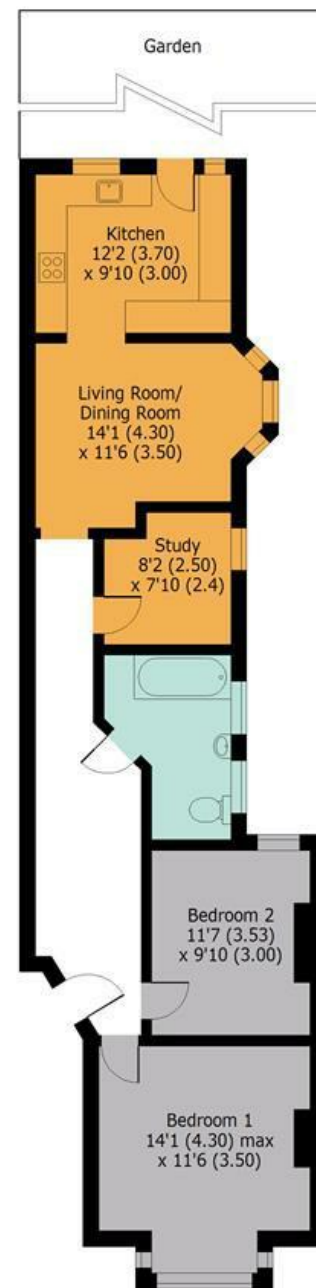




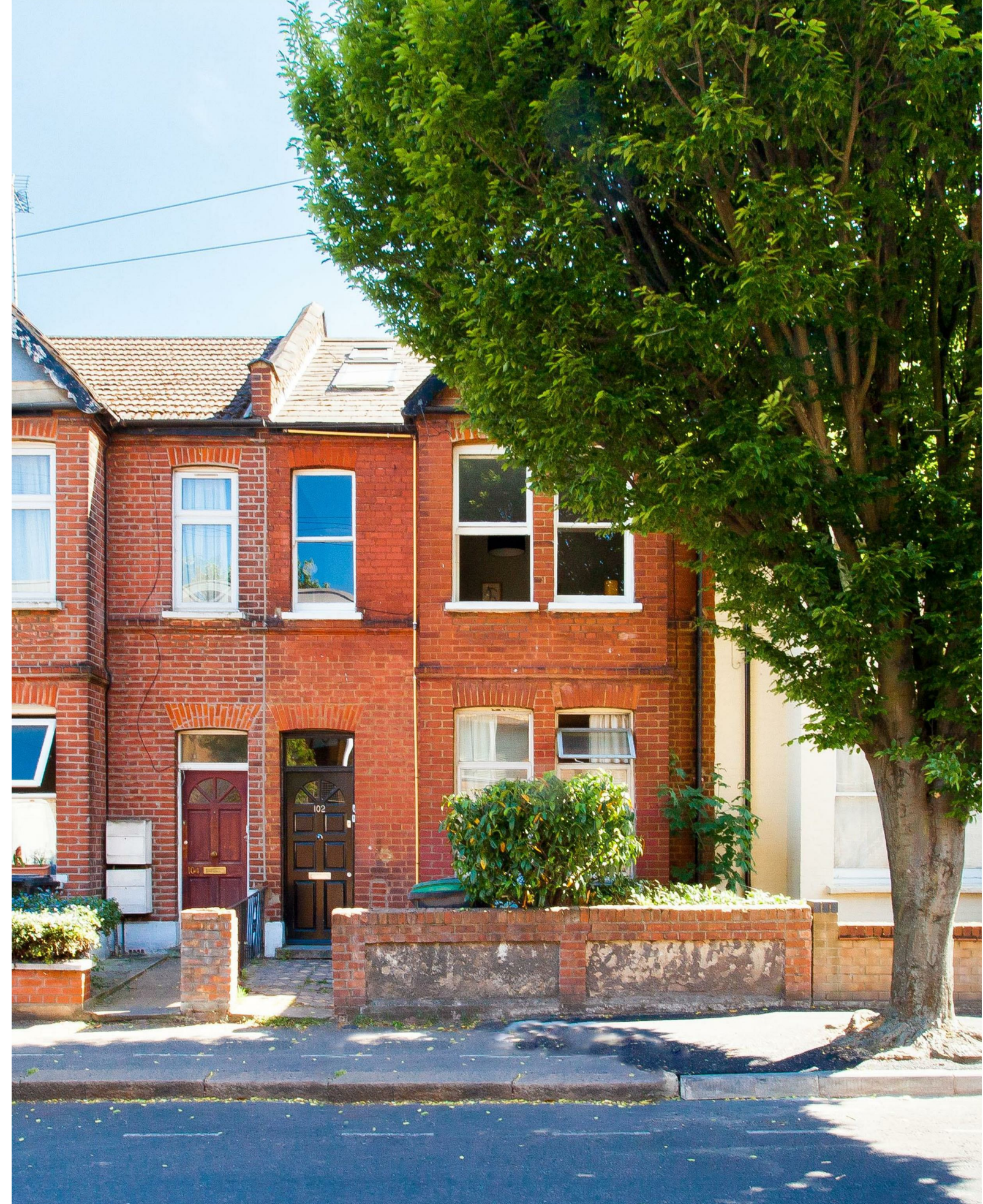
Hermitage Road



GROUND 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, omission or misstatement. These plans are for representative 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 on this plan. Any figure given is for initial guidance only and should not be relied on as 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

www.daviesdavies.co.uk

HERMITAGE ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

HARINGEY

DEPOSIT AMOUNT:

£2,423*

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.

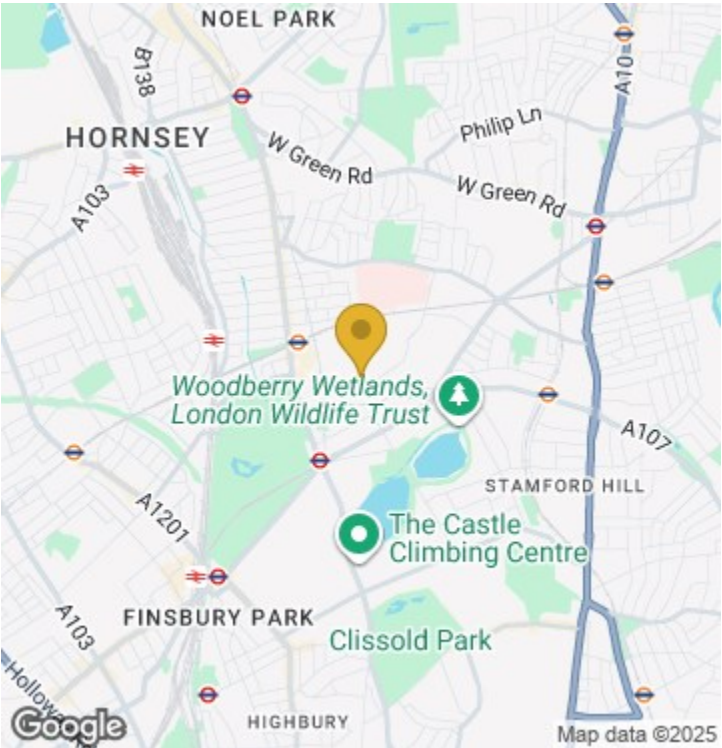
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- UNFURNISHED
- AVAILABLE FROM 29TH SEPTEMBER
- IDEAL FOR COUPLES AND FAMILIES
- 0.5 MILES TO MANOR HOUSE STATION

YOURS FOR
£2,100 PCM

Beautifully bright white walls greet you on entry. Once through the front door, you'll find the master bedroom to your right boasting built in wardrobes and a pretty double window seat ideal for smothering in cushions, catching up on your reading. The next door on your right along the hallway is the second double bedroom with original sash windows and nicely sized alcoves for a wardrobe or bookcase. Further along the hallway you'll discover the bright white bathroom, comprising of wonderfully fresh white tiling, shower over bath and ivory painted wooden bath surround. Finally, at the end of the property lies the open plan living/kitchen/dining area with a large bay window and slanted wall adding even more charm to the space. The tiled spacious kitchen area is a good size for cooking up a storm and entertaining guests who may gather outside in the adjoining private rear garden. Here you'll find your own stretch of greenery, thickly framed with trees and housing a large table and outdoor seating for balmy summer nights. This is the perfect abode for two single friends or a couple looking for their slice of greenery in bustling North London.

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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	

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

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

