



## Portland Rise, N4

APPROX. GROSS INTERNAL FLOOR AREA 423 SQ FT / 39.30 SQ M



FIRST 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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PORTLAND RISE

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D

HACKNEY- BROWNSWOOD  
WARD

DEPOSIT AMOUNT:

£2,076\*

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

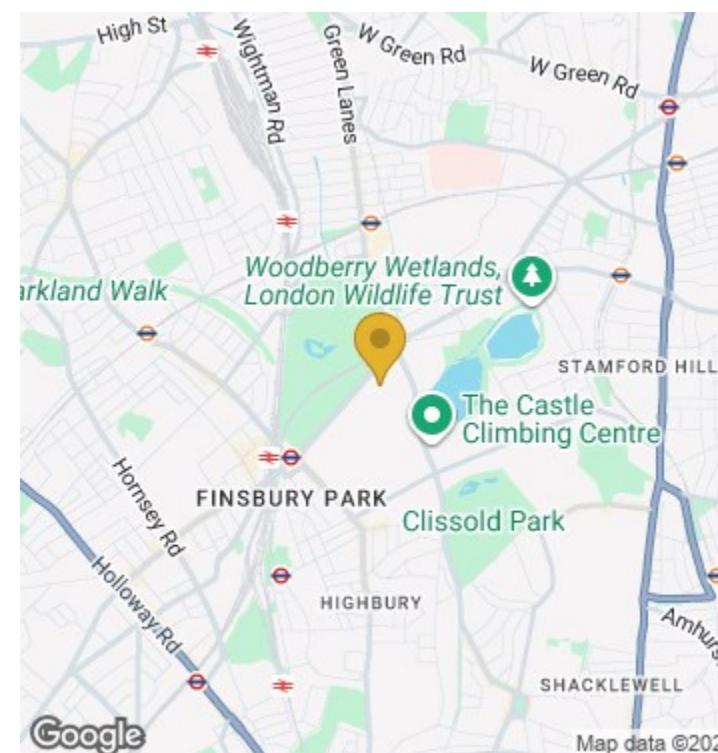
- 1 DOUBLE BEDROOM
- TILED BATHROOM WITH BATH
- FURNISHED
- AVAILABLE FROM THE 10TH FEBRUARY
- EPC RATING D
- 0.4 MILES FROM MANOR HOUSE STATION

YOURS FOR  
£1,750 PCM

Beyond the charming blue door and front steps you'll find a spacious reception room and hallway tastefully swathed in neutral tones and boasting an array of storage facilities. Light spills into the front room through original sash windows that feature throughout, illuminating your record collection and hanging pot plants that adorn the built in shelving units provided. Stylish, mid century furnishings preside, echoed by the late 1950s style pastel blue cabinets in the farmhouse kitchen. Whether you fancy retro cuisine or a more forward thinking platter, you'll find contemporary appliances for all your culinary stylings at hand including a nice sized fridge/freezer and electric oven with gas hobs. Before swinging into the ample sized double bedroom, you may hear a ring at the door via your rather nifty entry phone. Let your special guest know you're ready to welcome them into your chic abode whilst giving yourself fair warning to keep your shoes on, don a nicer jacket and spruce up in the bathroom. Locking the door behind you, you can admire the ceramic and mirror tiled walls and yourself before your guests have ascended the stairs. In minutes you are propped up in the hallway, welcome glass of wine to hand, ready to host your favourite friend for a long overdue house warming.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		



BEDROOMS: 1  
 BATHROOMS: 1  
 RECEPTIONS: 1