



## Compton Terrace

APPROX. GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.71 SQ M

APPROX. GROSS PATIO FLOOR AREA 178 SQ FT / 16.54 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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**COMPTON TERRACE, HERMITAGE ROAD**

3 BEDROOM | 2 BATHROOM | HOUSE - TERRACED





MATERIAL  
INFORMATION:

COUNCIL TAX BAND:

D  
HARINGEY

DEPOSIT AMOUNT:

£3,230\*

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

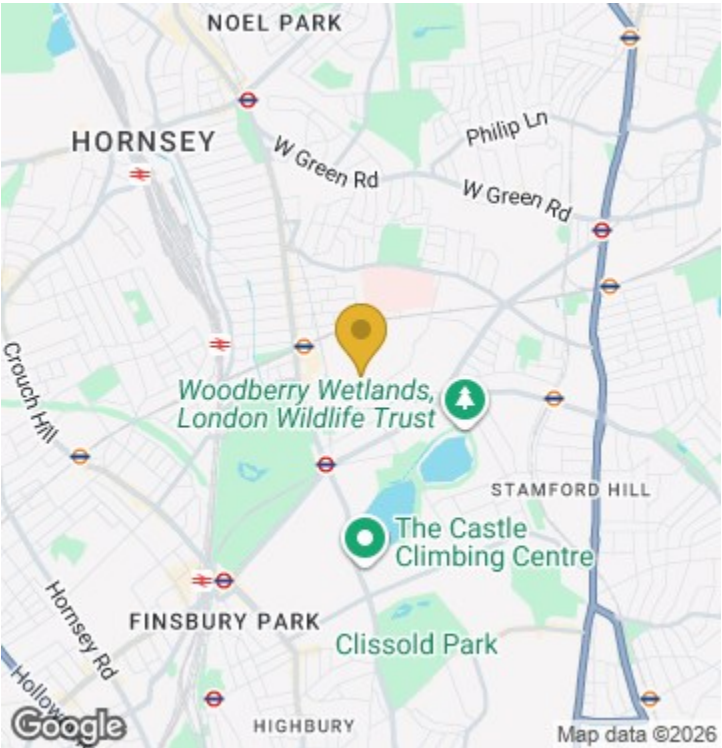
- AVAILABLE IMMEDIETLY
- MODERN THREE-BEDROOM
- BRIGHT OPEN-PLAN LIVING WITH  
BALCONY AND GARDEN ACCESS
- PRIVATE GARDEN AND ADDITIONAL  
PATIO
- UNFURNISHED
- PRIME LOCATION NEAR GREEN  
LANES, FINSBURY PARK STATIONS

YOURS FOR  
£2,800 PCM

Your contemporary, three bedroom maisonette is set within an architect-designed terrace, tucked away just moments from the leafy calm of Finsbury Park and the independent energy of Green Lanes.

Hermitage Road sits moments from the independent cafés, bakeries and delis of Green Lanes, with Clissold Park, Woodberry Wetlands and the New River Path all nearby for fresh air and Sunday walks. Transport couldn't be easier: Manor House (Piccadilly Line), Finsbury Park (Victoria & National Rail) and Haringgay Green Lanes (Overground) are all within easy reach, placing the City, West End and East London on your doorstep.

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		
(49-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 3
- BATHROOMS: 2
- RECEPTIONS: 1

