

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.



**DAVIES & DAVIES ESTATE AGENTS**

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**FARRANT AVENUE**

3 BEDROOM | 2 BATHROOM | HOUSE - SEMI-DETACHED



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

E  
HARINGEY

DEPOSIT AMOUNT:

£3,057\*

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

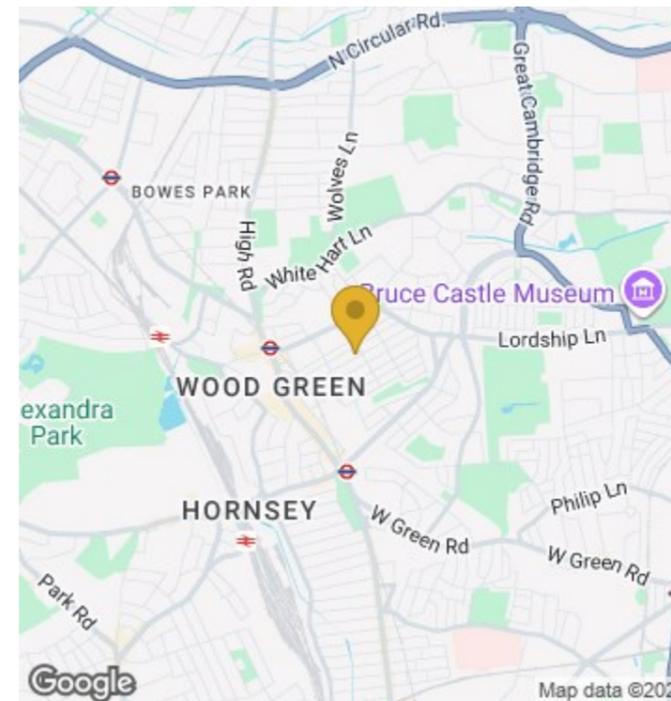
- END OF TERRACE HOUSE
- 3 DOUBLE BEDROOMS
- AVAILABLE IMMEDIATELY
- PRIVATE GARDEN
- UNFURNISHED
- 0.6 MILES TO TURNPIKE LANE

YOURS FOR  
£2,650 PCM

Set over two generous floors, this beautifully refurbished three bedroom Victorian maisonette offers a calm, well balanced home with period character and modern detailing. Complete with a large private garden, your home is perfectly positioned on one of Haringay's most sought after residential streets.

Farrant Avenue is a quiet, tree lined street ideally located for the cafés, restaurants and independent shops of Green Lanes, with Haringay Green Lanes Overground and Turnpike Lane Underground both within easy reach. The open green spaces of Alexandra Park and the Parkland Walk are also close by, offering a welcome balance of nature and connectivity.

VIEW MORE ON  
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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				
(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 CO <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

