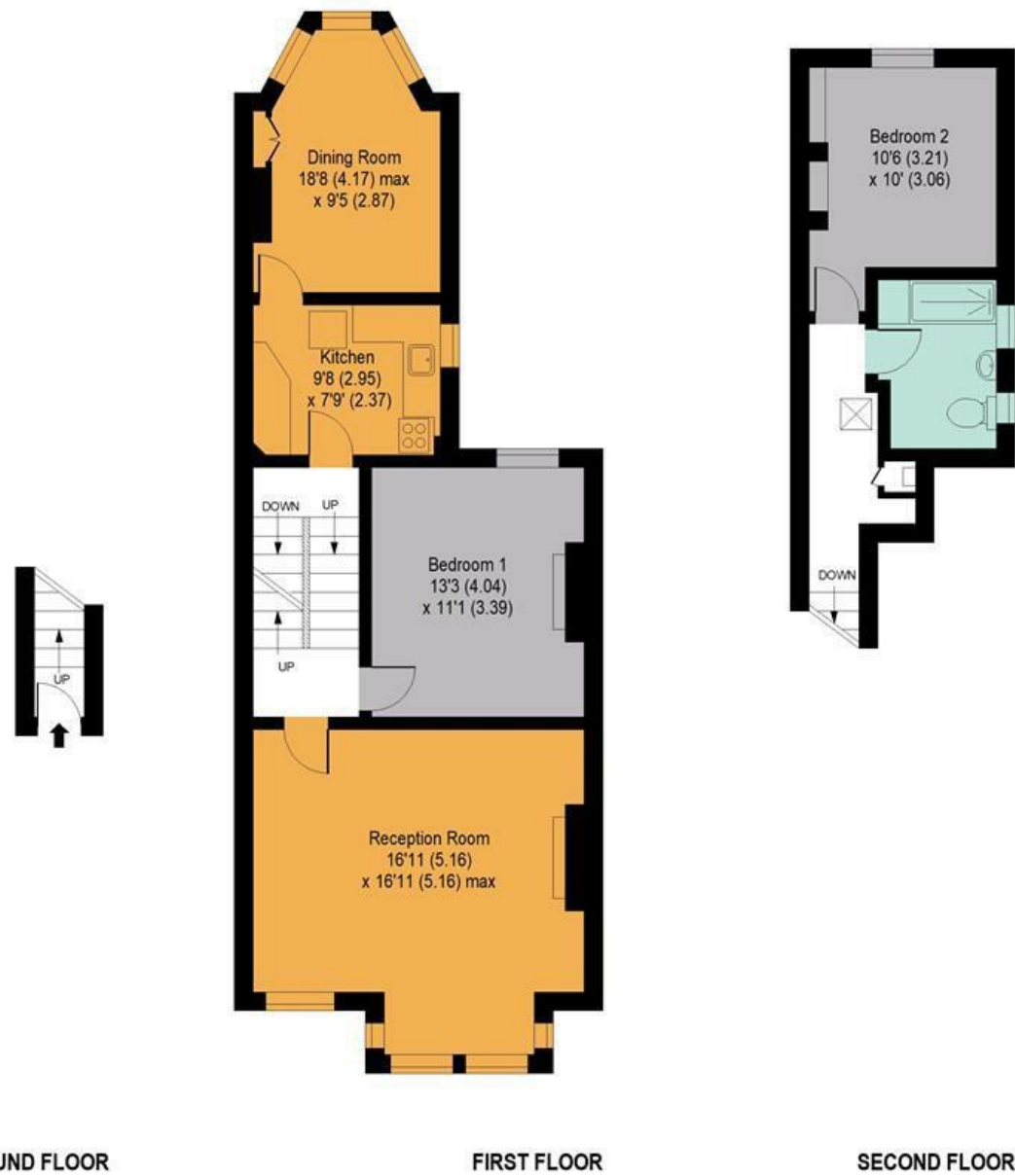




## Wightman Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 965 SQ FT / 89.65 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, 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](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**WIGHTMAN ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
HARINGEY

DEPOSIT AMOUNT:

£2,192\*

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

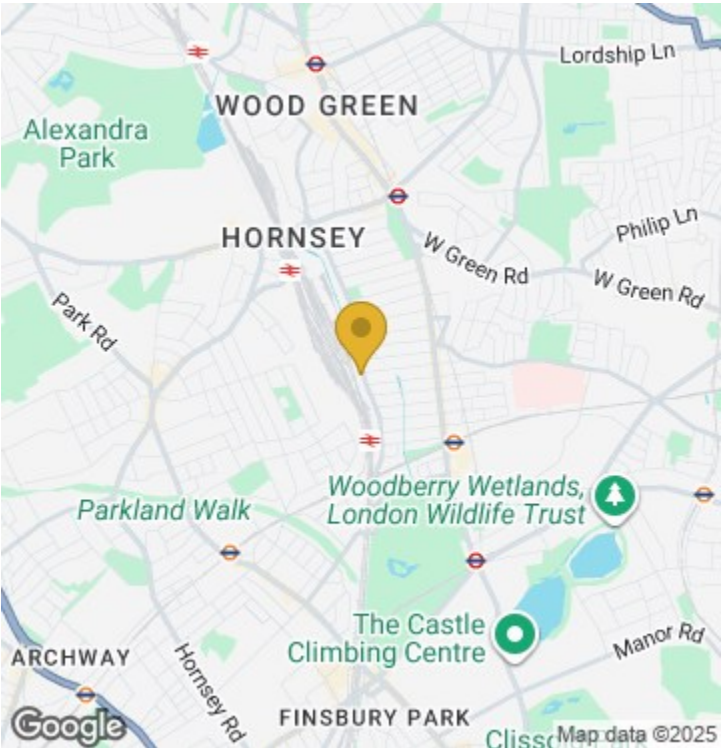
- 2 BEDROOM APARTMENT
- 2 RECEPTION ROOMS
- AVAILABLE FROM 26TH JANUARY
- FURNISHED
- EPC RATING C
- 0.3 MILES FROM HARRINGAY OVERGROUND

YOURS FOR  
£1,900 PCM

Quaint Victorian features blend seamlessly with contemporary twists in this charming two double bedroom home, complete with separate bay fronted dining room and striking red brick facade.

Wightman Road sits just 0.3 miles from the magic of Green Lanes, featuring a treasure trove of attractions, from award winning Turkish restaurants and wonderful art nouveau pubs to stunningly made brunch classics and the unforgettable Finsbury Park. You're also just a 0.3 mile stroll from Harringay Station, or a 0.9 mile meander to Manor House Station.

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   |                         |                         |
| (21-38) E   |                         |                         |
| (1-20) F  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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

