



## 35 Marshall Road, London, N17 7AR

£2,250 Per Month



COLEHARDING are pleased to bring to the rental market This perfect family home which benefits from FIVE DOUBLE BEDROOMS over 3 floors with 3 bathrooms one on each floor , Large lounge, Garden and separate kitchen, It is close to all transport and amenities so EXCELLENT COMMUTING. VIEWINGS ARE HIGHLY RECOMMENDED. This property is unfurnished with gas central heating. Available NOW, Video viewing available

- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- GCH
- AVAILABLE NOW
- 3 FLOORS
- NO HMO LICENCE
- GOOD SIZE LOUNGE
- GARDEN
- SOME ROOMS ARE GETTING REDECORATED

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		Current	Potential
Vary 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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