



Coppetts Road, Muswell Hill, London, N10

Let (Marketing)

£1,800 Per month (Available from 1st October 2024, Unfurnished)





Baker and Chase are delighted to present this second floor two double bedroom, newly decorated apartment to rent located within the popular development 'Gilson Place'.

Applicant Requirements:

We are searching for tenant(s) with a household income of £55,000+

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Baker and Chase are delighted to present this newly decorated, second floor, two double bedroom apartment to rent, in this modern purpose built block. Located within the popular development 'Gilson Place'. Complete with allocated parking space.

The property benefits from two double bedrooms, a fully fitted kitchen which includes a electric oven and gas hob, integrated dishwasher and a integrated fridge freezer. A bright and spacious reception with doors leading to a south facing private balcony and a fully fitted bathroom. Double glazing and gas central heating.

The property is located within close proximity of the many amenities of Muswell Hill. The nearby transport links include various bus routes towards central London and the nearby A406 provides motorists with easy access to routes around London.

The property is currently unfurnished and is available now.

For further details or to arrange your viewing, please contact our office.

Entrance to property

Hallway

Radiator, entry phone system, storage cupboard with LG washer dryer inside, wall mounted Vaillant combi boiler, doors to remaining rooms.

Reception

Laminate flooring, 2 x radiators, power points, USB ports, internet ports, double glazed windows to rear aspect, door to.

Balcony

South facing balcony

Kitchen

Matching range of wall and base units, 1 1/2 stainless steel sink with mixer tap and drainer, Zanussi electric oven, Zanussi gas hob with extractor hood over, integrated Zanussi dishwasher, integrated Whirlpool fridge freezer, power points and USB ports.

Main bedroom

Radiator, double glazed window to side aspect, power points.

Second bedroom

Double glazed window to side aspect, radiator, power points and USB ports.

Bathroom

Low flush w/c, free standing pedestal sink with mixer tap, heated towel rail, paneled bath with mixer tap, built in overhead shower.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.







Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



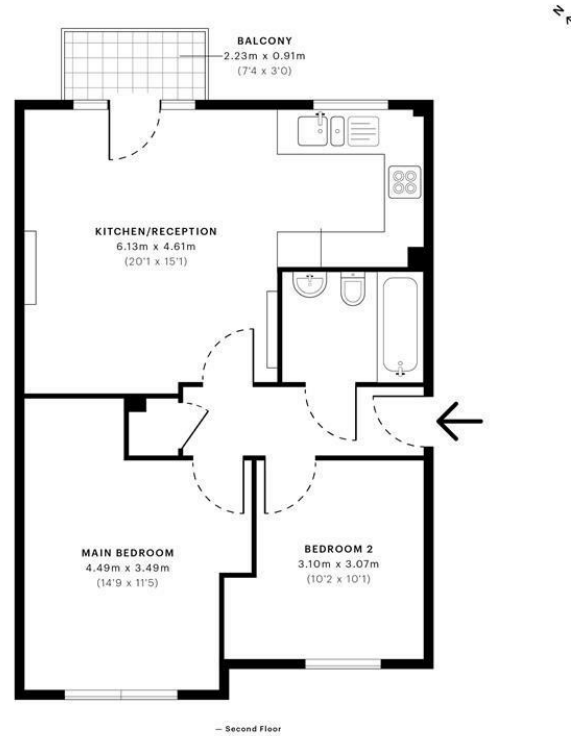


Gilson Place, N10


CAPTURE DATE 10/11/2021 LASER SCAN POINTS 1,154,973

GROSS INTERNAL AREA

53.55 sqm / 576.41 sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property
53.55 sqm / 576.41 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements restricted head height
52.14 sqm / 561.23 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
2.02 sqm / 21.74 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.80 sqm / 580.63 sqft
IPMS 3C RESIDENTIAL 54.54 sqm / 587.06 sqft

SPD ID: 6182b16b5ee3320d8a31c212

EPC Rating B / Local Authority: Haringey / Council Tax Band: D / Deposit required: £2,076

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