



## Hornsey Park Road, London N8 0JU

**£3,200**

Sharers Welcomed!

Birchills Estate Agents are very pleased to offer to the rental market this fantastic 6 double bedroom home in Wood Green, within close walking distance to Turnpike Lane Tube & Hornsey Overground Train Stations. On the ground floor there is a huge double bedroom, a downstairs wc and an amazing newly fitted kitchen with extensive dining and living areas that lead out to a beautifully presented low maintenance private garden.

The first floor boasts 3 double bedrooms and a separate shower room.

The second floor offers a further 2 double bedrooms and a separate family bathroom.

To the front of this lovely home there is on street resident permit parking and to the rear there is a private garden.

Please call a member of Birchills office today to arrange an early viewing - we expect this beautiful home to let very quickly.

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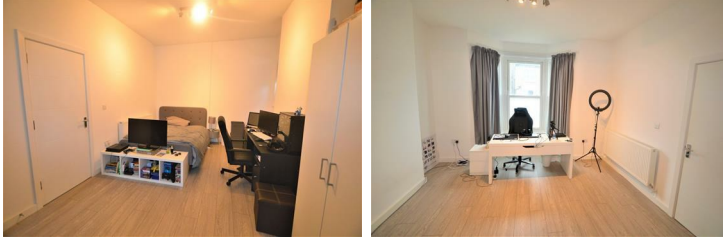
**Kitchen - Dining - Living**  
28'2" x 16'8" (8.6 x 5.1)



**Family Bathroom**  
12'1" x 5'2" (3.7 x 1.6)



**Double Bedroom**  
26'10" x 12'9" (8.2 x 3.9)



**Double Bedroom**  
16'8" x 11'1" (5.1 x 3.4)



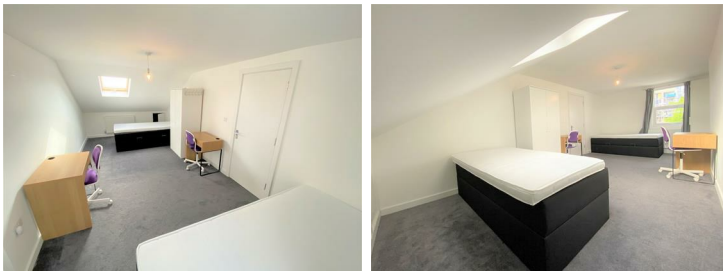
**Downstairs WC**  
6'6" x 3'7" (2 x 1.1)



**Double Bedroom**  
12'9" x 11'1" (3.9 x 3.4)



**Double Bedroom**  
20'4" x 10'2" (6.2 x 3.1)



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**Double Bedroom**  
12'5" x 9'10" (3.8 x 3)

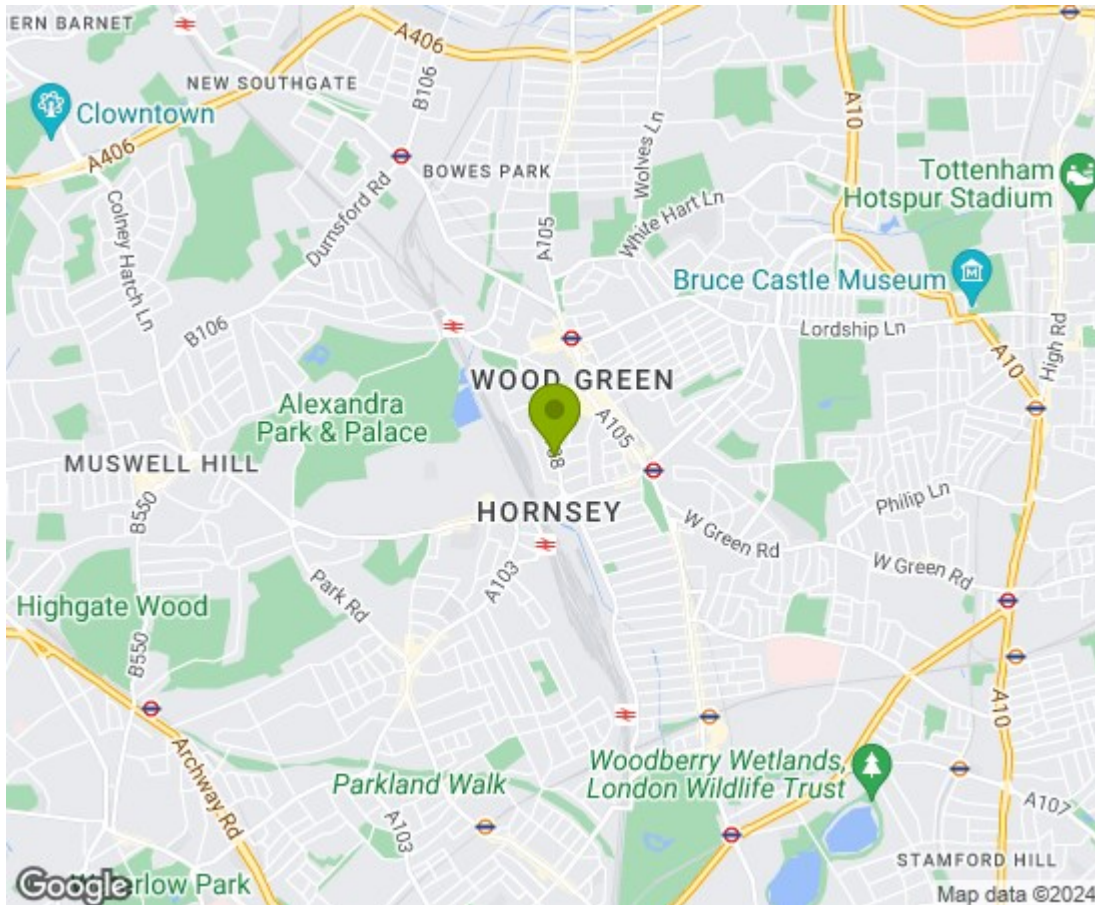


**Separate Shower Room**  
8'2" x 5'10" (2.5 x 1.8)



**Double Bedroom**  
9'2" x 8'6" (2.8 x 2.6)





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		68
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

**England & Wales** EU Directive 2002/91/EC

