



34 SPENCER ROAD LONDON, N17 9UU

£490,000

A lovely two bedroom mid-terraced house for rent on Spencer Road, a quiet residential road in Tottenham, N17.

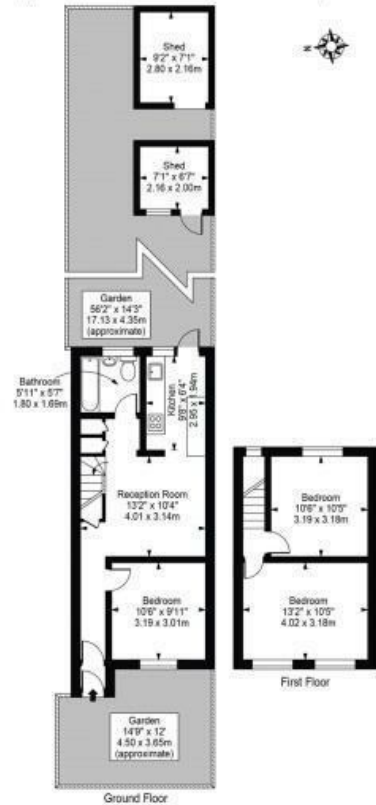
This pleasant property comprises a spacious reception, modern kitchen, private rear garden, two good sized bedrooms and bathroom. Also benefiting from double glazing windows and gas central heating.

Spencer Road is located in the heart of Tottenham and is walking distance to Northumberland Park station, Bruce Grove station and all local amenities.



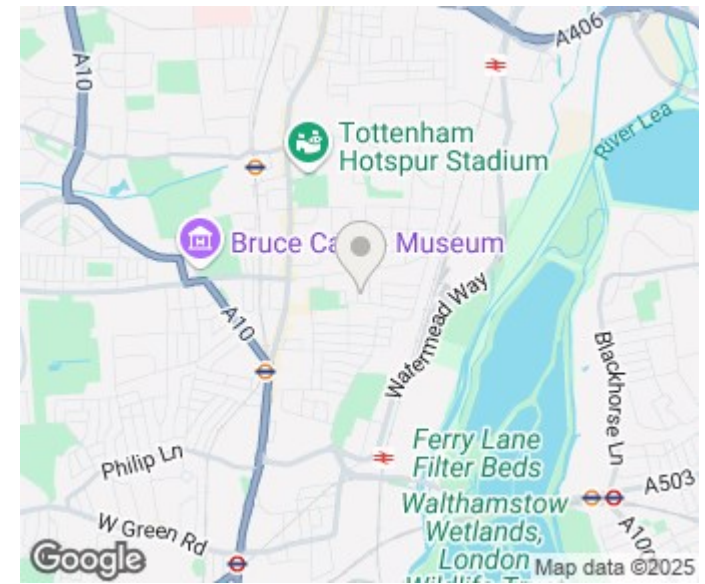
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Spencer Road, N17 9UU
Approx. Gross Internal Area 705 Sq Ft - 65.52 Sq M
(Excluding Sheds)
Approx. Gross Internal Area of Sheds 112 Sq Ft - 10.37 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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