

## 103 QUEENS DRIVE N4 2BE

£3,150 PCM

Hemmingfords are pleased to offer this three double bedroom (No living room) first floor property situated in a desirable period conversion moments from Clissold Park & Finsbury Park.


Light, bright and airy accommodation arranged over the first floor consisting of an open plan kitchen living room, three bedrooms, tiled bathroom and a shared garden.

The property has been kept to the good standard with a mixture of laminated flooring and warm colours.

Located just moments from the vibrant shops, bars and restaurants of Stoke Newington & Finsbury Park, with beautiful Clissold Park on your doorstep.

# Hemmingfords



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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