



## A 30 DIGBY CRESCENT LONDON, N4 2HR

£3,250 PCM

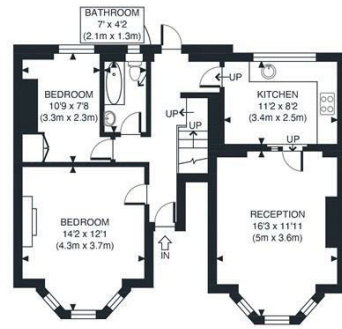
Hemmingfords are pleased to offer this three bedroom property with an expanse of living, this desirable period conversion situated moments from Clissold Park. Light, bright and airy accommodation laid over the ground and lower ground floors. Consisting of a separate kitchen living area leading to a private garden, three double bedrooms and two bathrooms. The property has been kept to the good standard with a mixture of laminated flooring, warm colours and flexible furnishing.

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

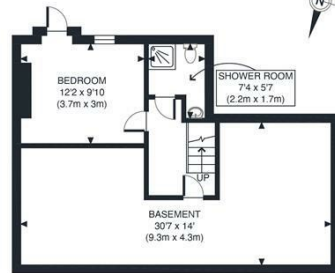
Available 21st July 2025 on a furnished basis.

# Hemmingfords





RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 669 SQ FT



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 573 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1242 SQ FT / 115 SQM	Digby Crescent
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 26/05/23 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	48	
(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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