



**109 MAYES ROAD**  
N22 6UR

**£1,750 PCM**


A brand new luxury one bedroom, third floor (Lift) apartment situated in an impressive Victorian conversion offering wood flooring throughout and high ceilings.

The property comprises of a spacious living room, large windows allowing plenty of natural light, fully integrated kitchen, double bedroom with fitted wardrobes and a modern tiled bathroom.

Situated moments from Alexandra Park, Palace and Wood Green underground stations (Piccadilly Line).

**Hemmingfords**



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>	<b>91</b>	<b>94</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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			

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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