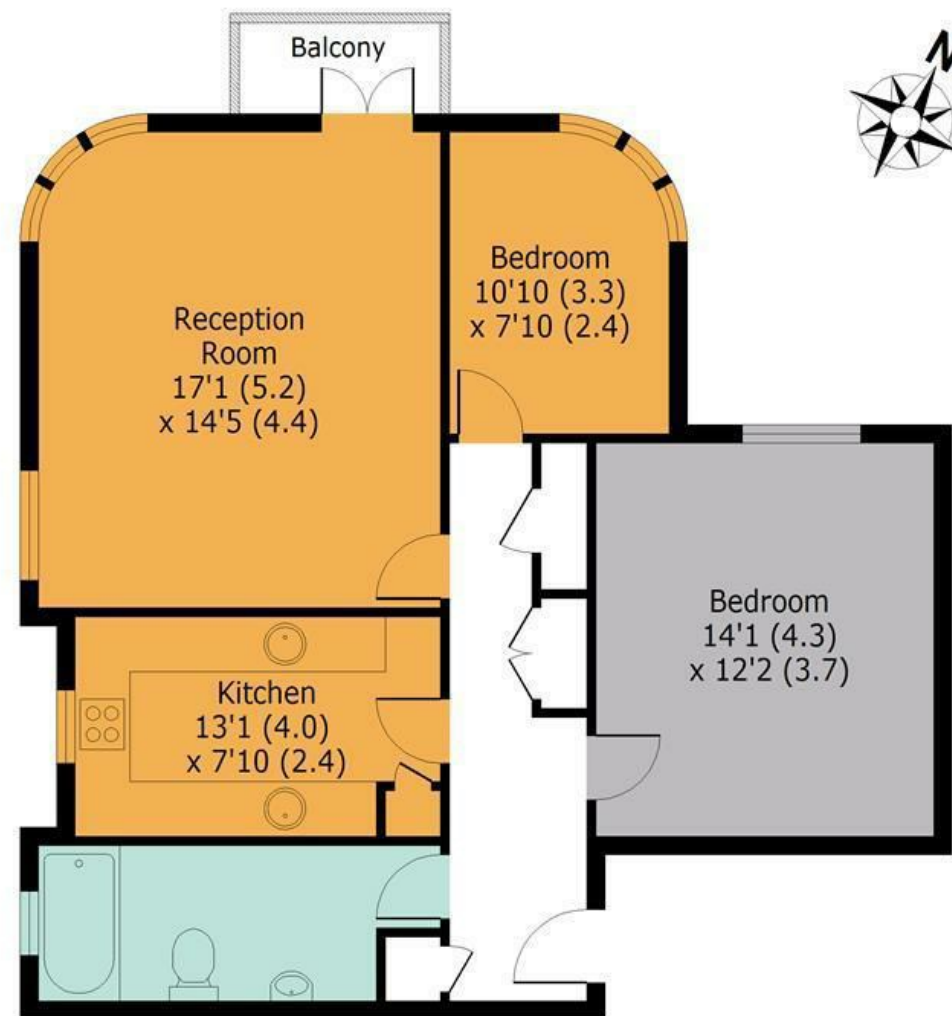




Pembroke Hall

APPROX. GROSS INTERNAL FLOOR AREA 804 SQ FT / 74.7 SQ M



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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PEMBROKE HALL

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > EPC D
- > COUNCIL TAX BAND D
- > FURNISHED
- > MOVE IN 2ND AUGUST
- > DEPOSIT £2134

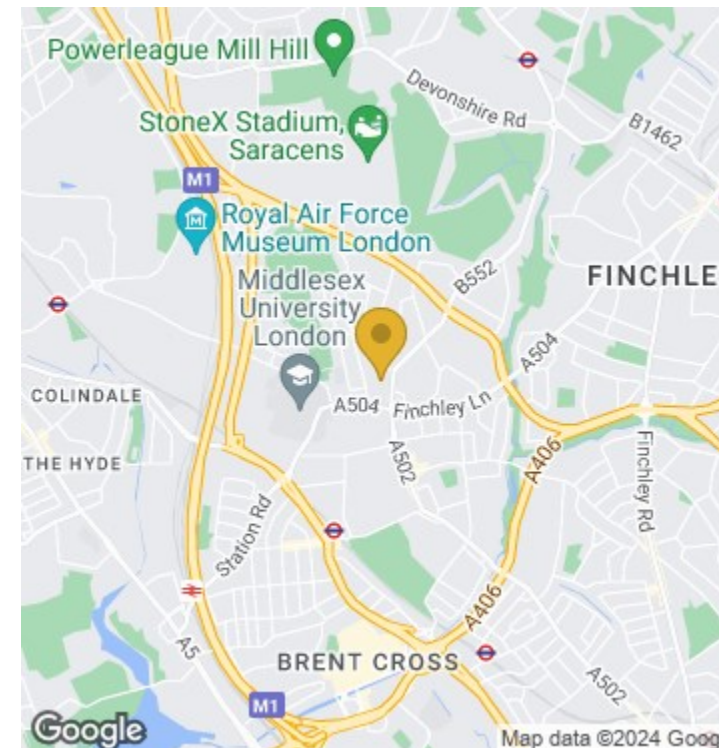
KEY FEATURES

- 2 BEDROOM FLAT
- BALCONY
- AVAILABLE 2ND AUGUST
- FURNISHED
- EPC RATING D
- 0.9 MILES TO HENDON CENTRAL

**YOURS FOR
£1,850 PCM**

sleek, modern design flows through this two-bedroom apartment from every corner, featuring double glazed windows throughout, a boutique style bathroom and adorable private balcony.

If bagels are your go-to breakfast, look no further than this location – you can build your own at Bagels Bar, stock up on freshly made ones at Hendon Bagel Bakery, or grab some stunning sushi with your bagel at Mr Baker, all within 0.6 miles of your humble abode.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

