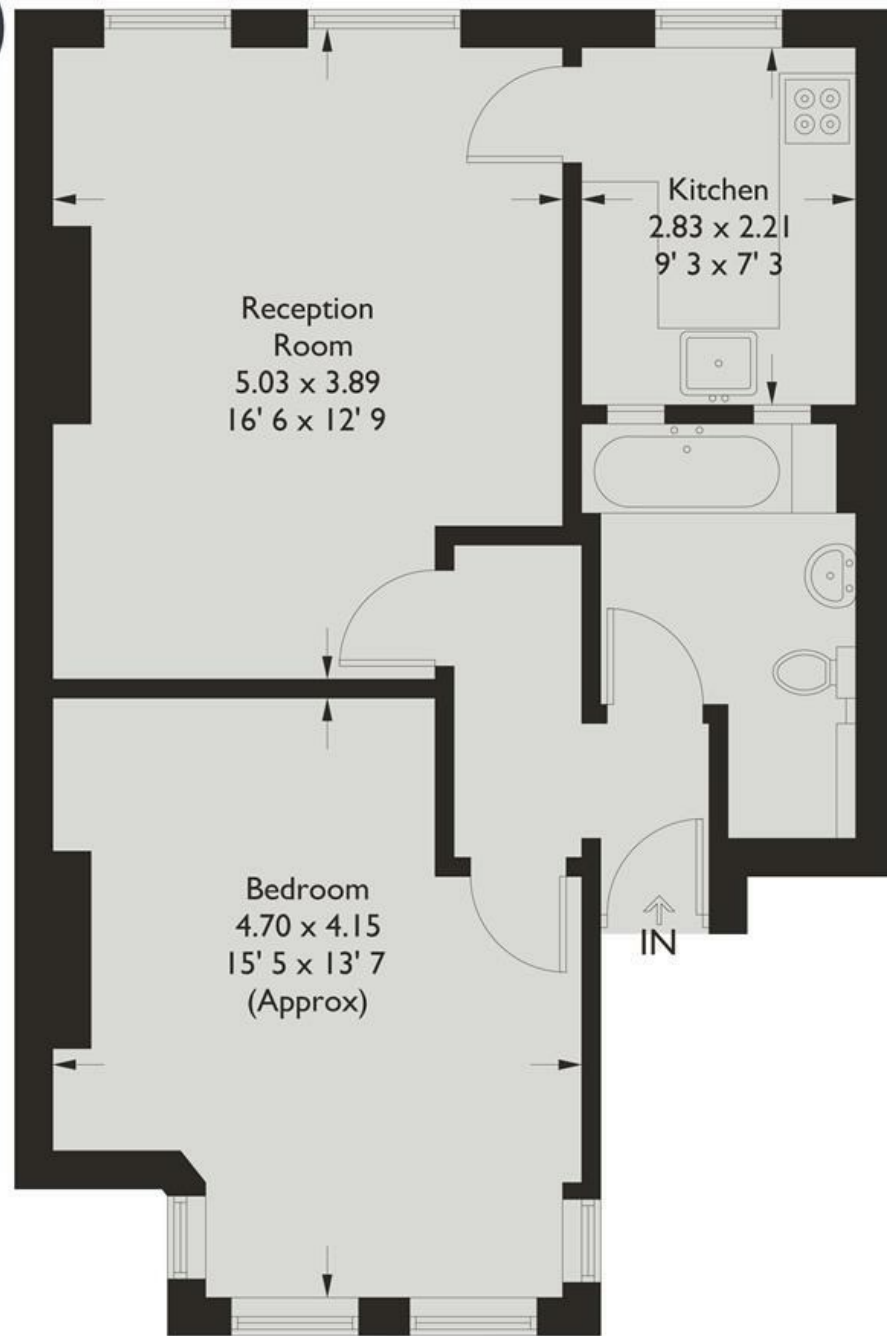




575 SqFt Interior



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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HILLFIELD AVENUE

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HARINGEY

DEPOSIT AMOUNT:

£1,846*

CONTRACT TERM

12 MONTHS

*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 DOUBLE BEDROOM
- RAISED GROUND FLOOR
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- EPC RATING C
- 0.4 MILES FROM HORNSEY STATION

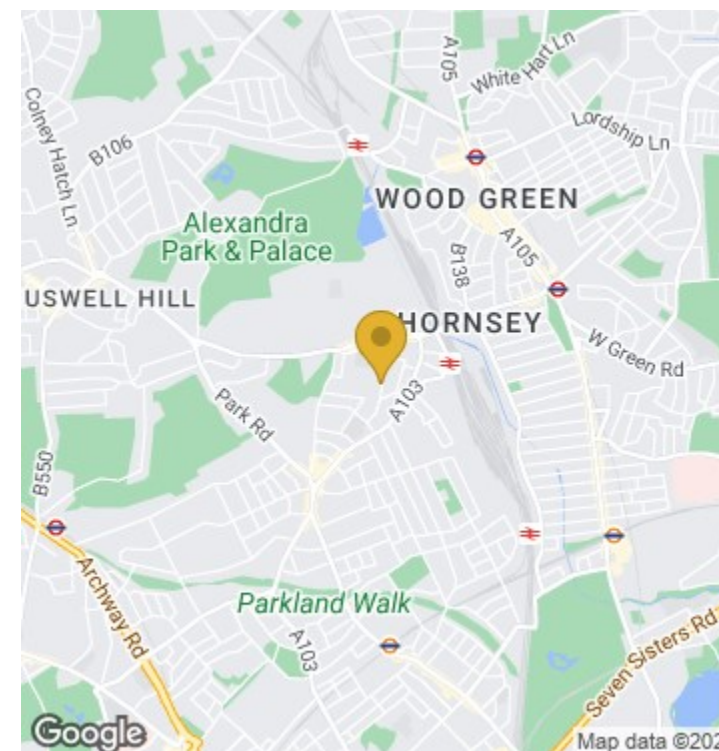
YOURS FOR
£1,600 PCM

Two tall original sash windows illuminate the magnolia painted reception room, laid in cosy sand coloured carpeting. Waiting to be discovered in this charming room is a feature cast iron and wood surround fireplace, residing alongside a handful of chunky wooden shelves. Just ideal for displaying much loved novels, vinyl records and trailing indoor plants.

Plentiful space can be found here to accommodate a living, dining, and working area. Next door you'll encounter the galley-style kitchen. Fitted with a plethora of cabinetry, integrated appliances, and charming blue tiled splashback, you can truly rustle up a feast.

To the front of your abode you'll find another beautiful fireplace in the double bedroom and two large shutter windows. Echoing the magnolia walls in the reception room, discover handsome stripped wood flooring awaiting your prized fluffy rugs.

Back through the hallway and to your right, you'll arrive to the gorgeous bathroom. Coo at the wealth of fresh white tiling and wood panelled full sized bath tub in warm, buttery tones.



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

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

