



Seven Sisters Road

APPROX. GROSS INTERNAL FLOOR AREA 689 SQ FT / 64.0 SQ M



GROUND 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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SEVEN SISTERS ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
HACKNEY- BROWNSWOOD
WARD

DEPOSIT AMOUNT:

£2,711*

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

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN AND PRIVATE PARKING
- PART FURNISHED
- AVAILABLE IMMEDIATELY
- 0.2 MILES FROM MANOR HOUSE STATION

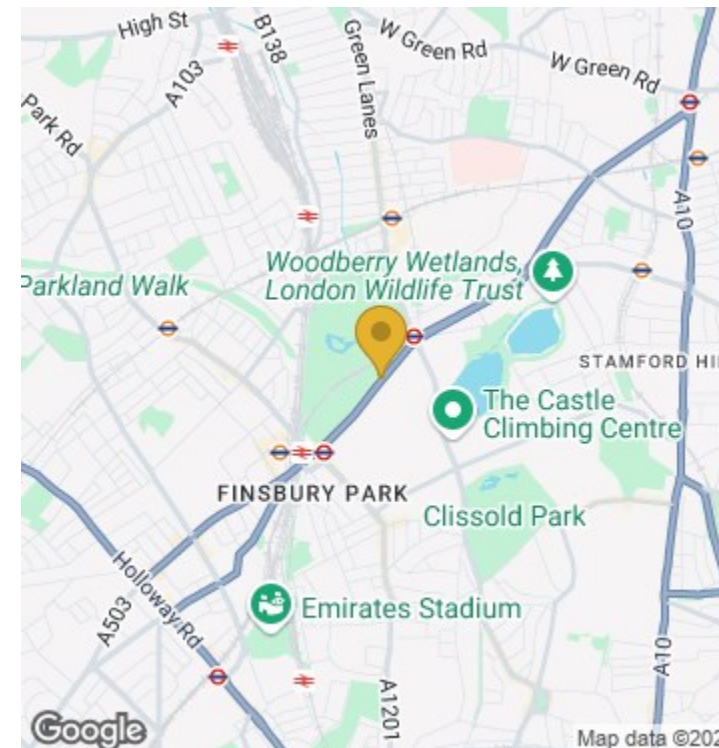
YOURS FOR
£2,350 PCM

Discover stunning wood flooring and fresh white walls throughout, in beautiful condition and perfectly lit by natural light from panel windows in each room. Not least in your open plan living room and kitchen area, benefitting from French windows to the rear opening out onto the private patio.

Inside you'll find a great open plan area, with storage options in wall shelves and drawers. The farmhouse style kitchen beckons, with cream cabinets, attractive chunky wood worktops and charming grey splash back tiling encompassing all your contemporary appliances and fittings.

Towards the front of your home you'll find both bedrooms, each boasting floor to ceiling windows, identical white walls and neutral warm carpeting. The master bedroom hosts space for a large double bed and multiple sets of drawers and has built-in wardrobes, the second bedroom provides a plethora of storage space via the inbuilt wall of wardrobes.

Last but not least, the chic shower room and WC can be found next door. Adorned in fresh white tiling from floor to ceiling, an accent wall of geometric blue tiling sings from within the walk in shower, with covetable dual handheld and rainforest head. More storage options await beneath the sink area within a handsome wood cabinet.



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		75	77
		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

