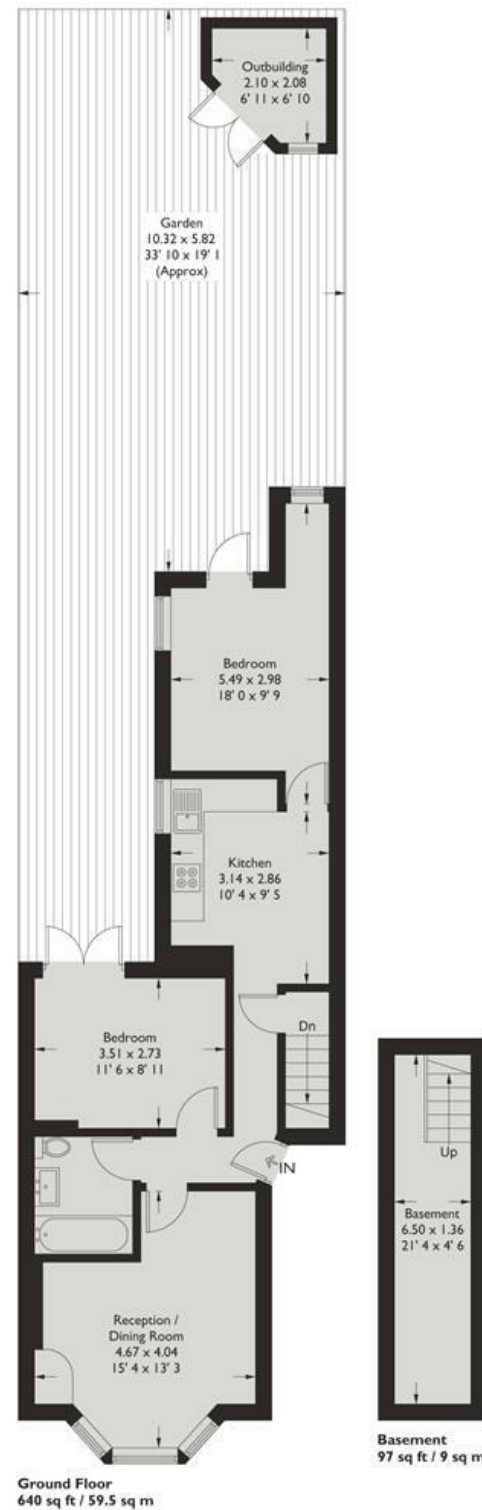




737 SqFt Interior
39 SqFt Exterior Outbuilding



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.



DAVIES & DAVIES ESTATE AGENTS

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www.daviesdavies.co.uk

CORNWALL ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HARINGEY

DEPOSIT AMOUNT:

£2,769*

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.

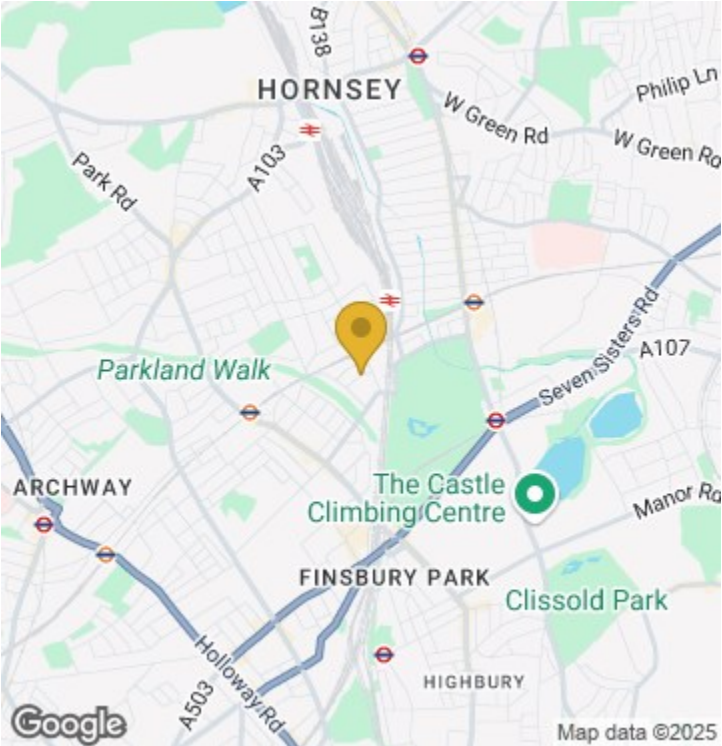
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- PART FURNISHED
- AVAILABLE FROM 14TH JULY
- EPC RATING D
- 0.7 MILES FORM FINSBURY PARK STATION

YOURS FOR
£2,400 PCM

Entering the reception room, you'll encounter a glorious bay window framed by original Victorian cornicing, and plentiful inbuilt shelving, including a minimalistic white bookcase. Adjacent is the bathroom, with micro mosaic desert effect tiling on the full-sized bathtub, a wall-mounted mirror above the freestanding ceramic sink, and a mirrored cabinet too. The first bedroom (situated opposite the coal chute basement) boasts two double wardrobes and a double glazed door to the private garden (blimey, that's a lot of doubles). Stepping through to the garden, you'll be rather impressed by the owner's dedication to landscaping – it's rather hard to fault – with a perfectly sized patio (completed by gorgeous iron terrace furniture and parasol), weathered brick wall, splendid lawn area, intricately laid stone pathway, charming flowerbed hosting mature shrubbery and trees, and a gorgeous pastel green outhouse currently being used as storage, but with potential to be used as a secret reading den, outside home office, or miniature Batcave. A door to the second bedroom greets you around the corner, featuring a graphite coloured carpet, dark wooden blinds, double wardrobe

VIEW MORE ON
OUR WEBSITE



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

