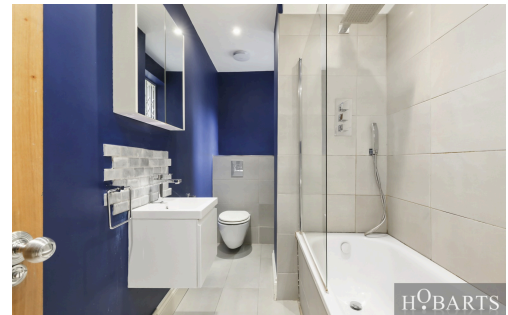




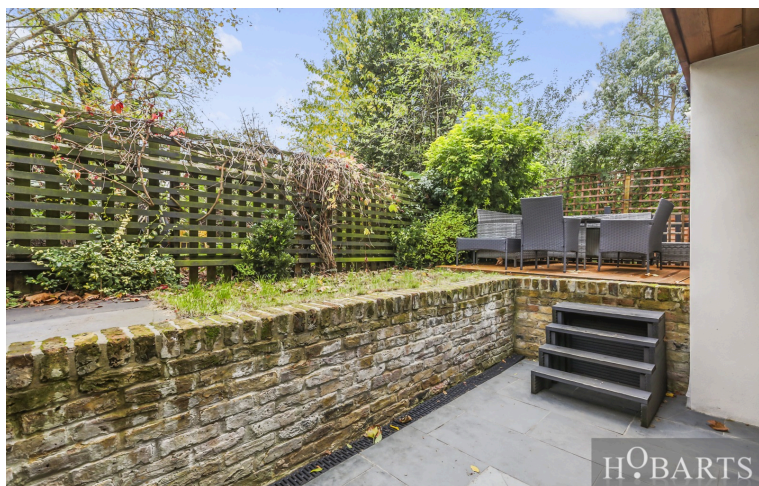
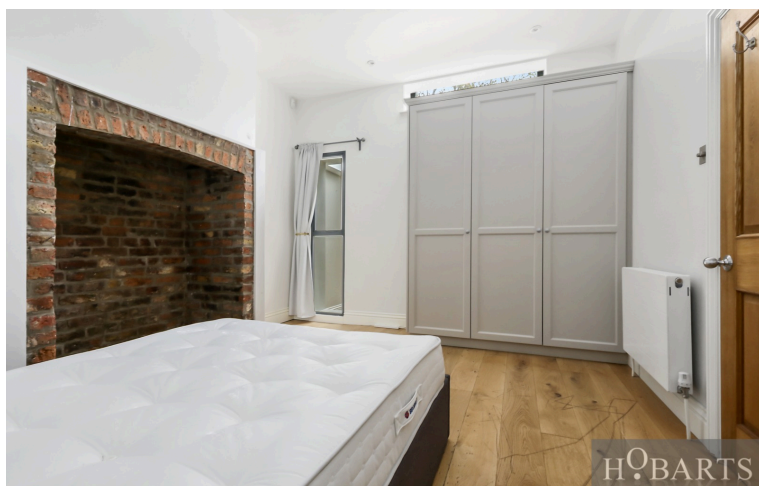
Portland Rise, N4

£2,800 pcm

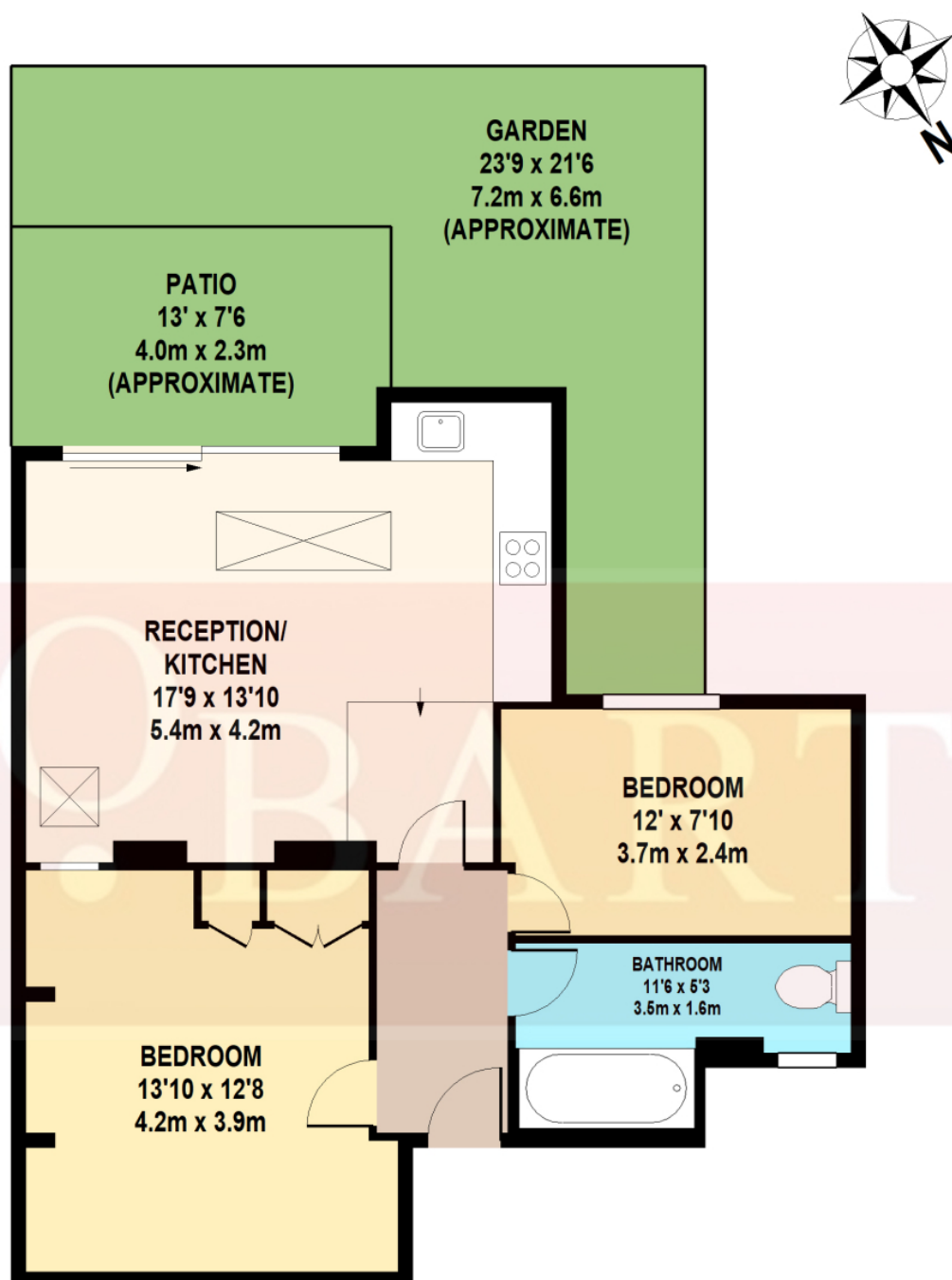
A beautifully presented two-bedroom ground floor maisonette with a private garden. The property features a bright and spacious open-plan living area with a modern fitted kitchen and skylight, flooding the space with natural light. Both bedrooms are generous doubles, with the principal room offering fitted wardrobes. The sleek, contemporary bathroom completes this stylish home.

Just a short walk to **Manor House Tube** (Piccadilly Line) and local buses, with **Finsbury Park** nearby. Enjoy a variety of shops, cafés, restaurants, and green spaces all within easy reach.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
442083429000



- Two double bedrooms
- Bright living area with skylight
- Sleek contemporary bathroom
- Double glazing throughout
- Close to Finsbury Park and green spaces
- Good bus links across North London
- Modern open-plan kitchen
- Private garden
- Fitted wardrobes in master bedroom
- Short walk to Manor House Tube
- Local shops, cafés, and restaurants nearby
- Convenient for schools and amenities



GROUND FLOOR

PORTLAND RISE
TOTAL APPROX. FLOOR AREA 611 SQ.FT. (57 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:**Ground rent:****Service Charges:****Local Authority:****Viewings:**

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.