



Oakfield Road, London, N4 4LB

£1,700 pcm

+ £120 admin fee per tenant + other fees may apply*

A beautiful two bedroom period conversion with additional study/attic room is offered to let on this quiet residential road. The property has been refurbished throughout with new flooring, kitchen, and windows. Split over two levels, very spacious with large reception room, separate kitchen, bathroom with shower, separate den room, feature staircase and skylight. Offered part furnished and available now.

Haringey over ground minutes away with trains to Old Street and conveniently located for shopping in Crouch End, Green Lanes and Finsbury Park.

*For further information on our tenant fees please see the following page on our website: www.hobarts.co.uk/letting-fees-and-charges.php

Registered Address: 23 Ferme Park Road, London N4 4DS

stroudgreen@hobarts.co.uk

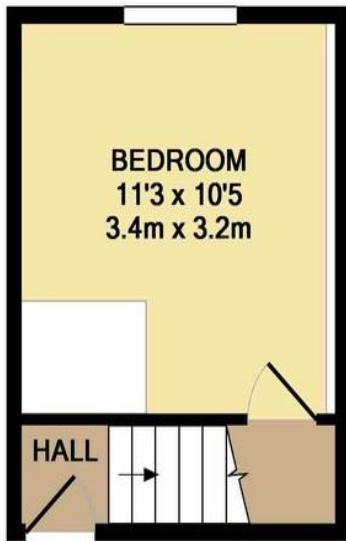
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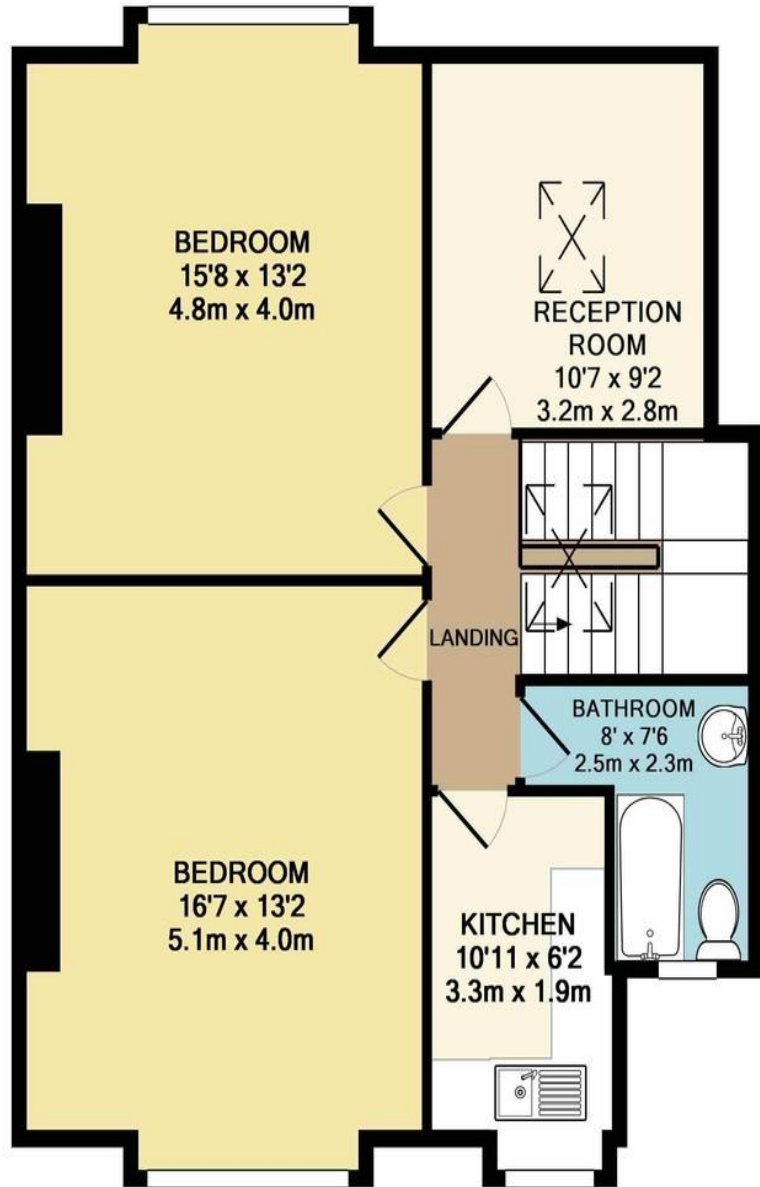


- Two double bedroom
- Study/Den room
- New fully fitted kitchen
- Spacious reception room
- Redecorated through out

- New flooring
- Top floor Split level
- Period property
- Close to transport at Haringey station and Finsbury Park tube
- Shopping at Finsbury Park and Crouch End



1ST FLOOR



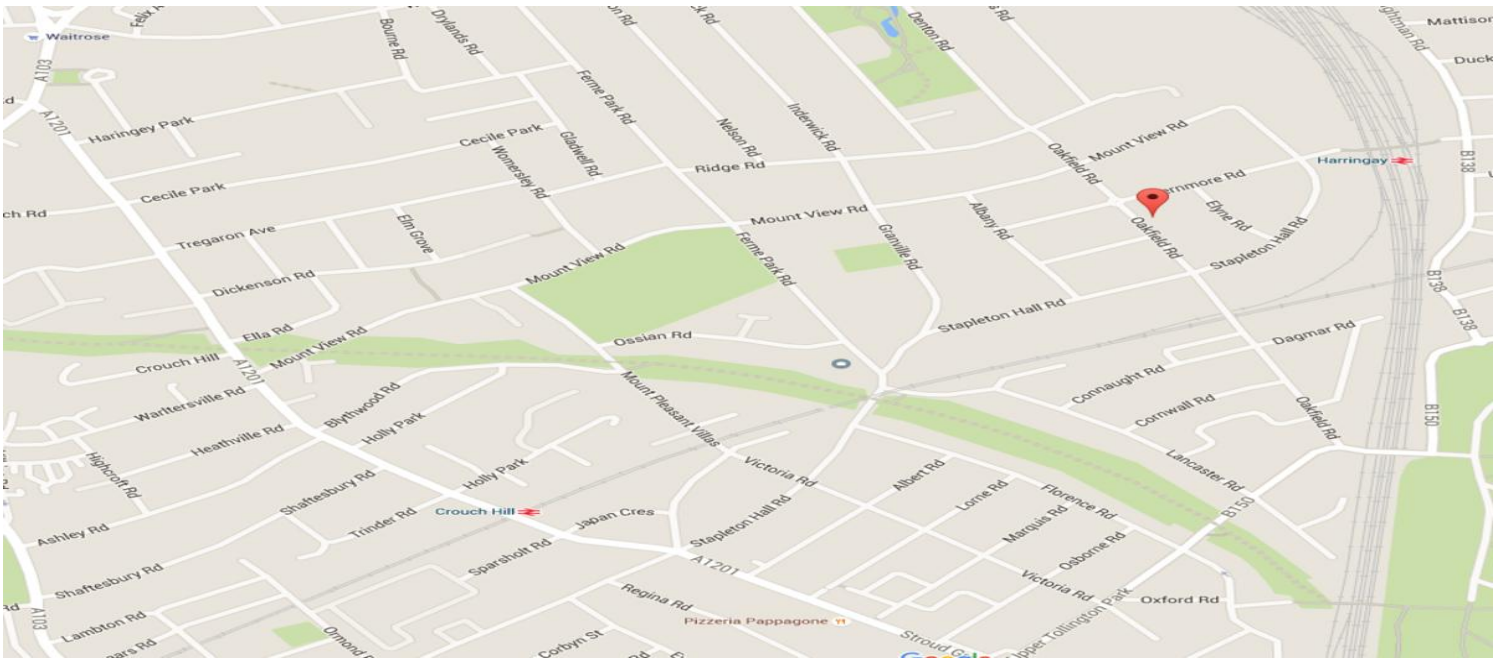
2ND FLOOR

OAKFIELD ROAD N4

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		60	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		54	82

Local Authority:
Harringey London
Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS

Contact:
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London N4 4DS

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