

# HUNTERS

RESIDENTIAL SALES AND LETTINGS

**BALFOUR GROVE, WHETSTONE, N20 0SN**  
**£1,300 PER CALENDAR MONTH**

**\*\*\*Available Early June\*\*\***

This ground floor one bedroom maisonette offers generous accommodation in good decorative condition with direct access to the rear garden which is shared with the 1st floor neighbour.

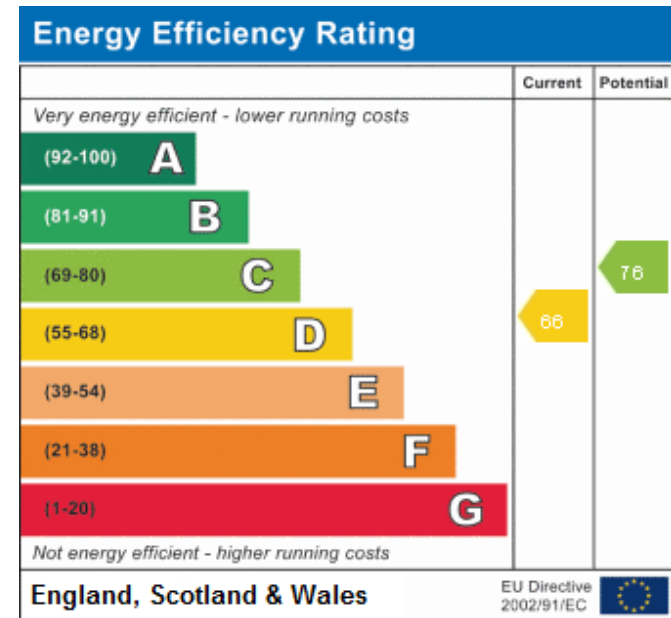
The property benefits from gas central heating modern laminate flooring and well proportioned bright rooms and is situated in a quiet turning off Oakleigh Road North. The wide entrance hall has storage cupboards and the kitchen is big enough for a small table and chairs and there's always the garden for Al Fresco summer dining.

**ONE BEDROOM GARDEN FLAT  
GOOD SIZE LOUNGE  
MODERN FITTED KITCHEN  
GAS CENTRAL HEATING \* DOUBLE GLAZING  
SHARED REAR GARDEN  
AVAILABLE EARLY JUNE  
COUNCIL TAX BAND C: £1,632.14p**

Tenants will be asked to produce identification documentation or proof of Right to Rent at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the let.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

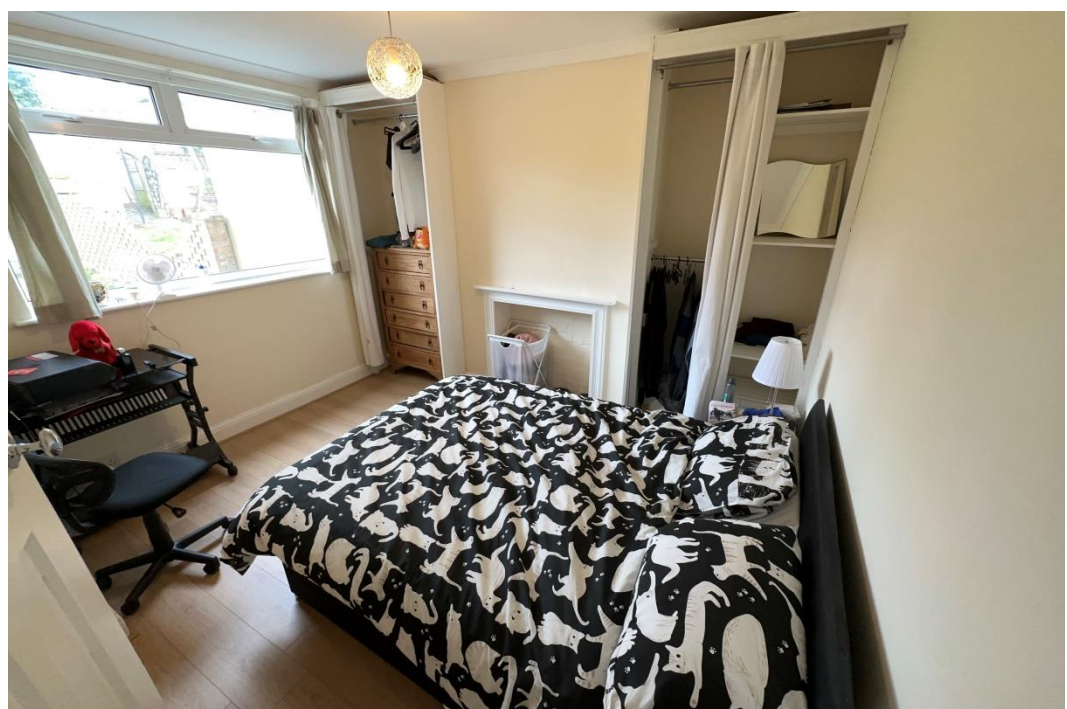


Address:  
33 Balfour Grove N20 0SN



99 Russell Lane  
Whetstone  
N20 0BA  
020 8368 7138  
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