



Pevensey Ave, N11 2RB

£2,500 pcm

An exceptional chance to rent this well maintained 4-bedroom house, complete with a loft conversion, situated on a quiet road with convenient access to Bounds Green & Arnos Grove tube stations and Bowes Park railway. This property offers an abundance of space suitable for family living. The ground floor showcases a generously sized lounge. An additional open-plan reception area seamlessly integrates with the fitted kitchen, creating a dynamic living space that opens up to a 45' garden and a Garage. As you ascend to the upper floor, you'll discover four well-proportioned bedrooms that provide flexibility for every family member and a modern fitted bathroom. The house benefits from double glazing throughout and a gas central heating system. Off-street parking is also available, adding to the convenience of the property. This house is ideally suited for families, please note that this property is not suitable for multiple unrelated tenants (there is not a HMO

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Property Misdescriptions Act, 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





Pevensey Avenue, Bounds Green, London, N11

Approximate Area = 1282 sq ft / 119 sq m (includes garage)
 Limited Use Area(s) = 60 sq ft / 6 sq m
 Total = 1342 sq ft / 125 sq m

For identification only - Not to scale



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