



{ GREEN LANES LONDON N16
£380 PER WEEK AVAILABLE 10/07/2021

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Green Lanes London N16

**£380 Per Week
Furnished**

**🛏 2 Bedrooms
🛁 1 Bathroom
🏠 1 Reception**

Features

Two Double Bedrooms, Large Bathroom, Open Plan Kitchen/Reception, Modern Fixtures and Fittings, Wooden Floors Throughout, Fitted Storage, Close to Transport Links, Natural Light, Offered Furnished

Hamptons

97-99 Upper Street
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A recently developed two double conversion. Refurbished to a high standard benefiting from wooden floors throughout, fitted storage, modern fixtures throughout and open-plan kitchen/reception.

The Property

A recently developed two double conversion. Refurbished to a high standard benefiting from wooden floors throughout, fitted storage, modern fixtures throughout and open-plan kitchen/reception. Within walking distance of Clissold Park and a selection of transport links, and a wide range of local amenities on your door step.



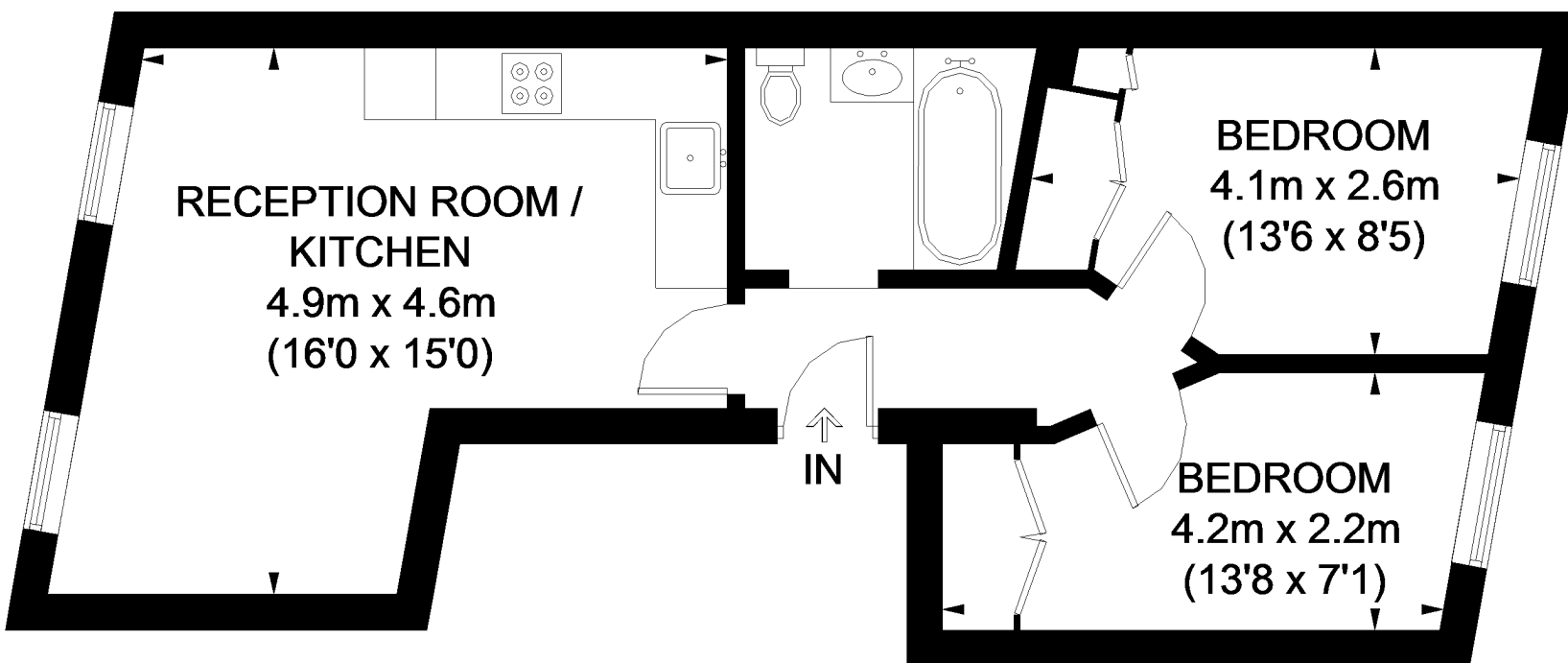
GREEN LANES



APPROXIMATE GROSS INTERNAL AREA
515 SQ. FT. (47.9 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID183407)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR

For Clarification

we wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore

include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.



Awaiting Photograph

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