



ABERDEEN ROAD LONDON N5
£1,350 PER WEEK AVAILABLE 15/04/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Aberdeen Road London N5

**£1,350 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two Bedrooms, - Two Bathrooms, - Split Level, - Private Terrace, - Underfloor Heating, - Air Conditioning, - Bespoke Cabinetry, - Modern Kitchen, - Integrated Appliances, - Council Tax - Band E

Council Tax

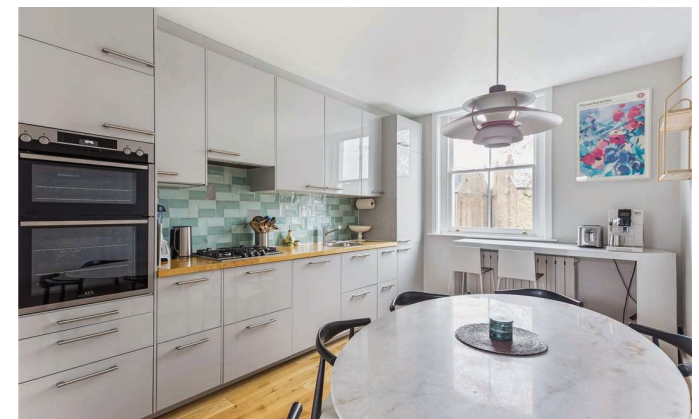
Council Tax Band E

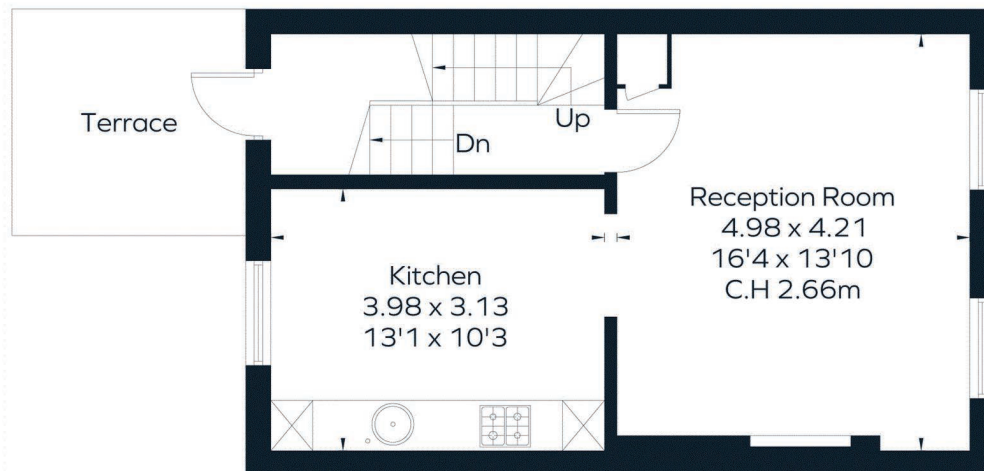
Hamptons

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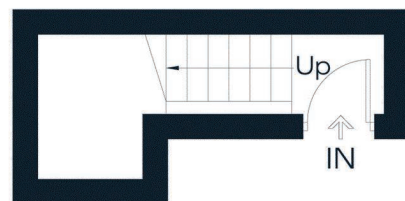
The Property

SHORT LET: Exceptionally presented and newly painted and decorated period property with character features including sash windows and stunning fireplace. A modern twist has been added throughout with modern bathrooms and a modern kitchen with integrated appliances. A Bosch Washer & Dryer has been installed in a utility space also. Split over two levels both bedrooms and bathrooms are on the top floor with the principal bedroom benefitting from bespoke cabinetry forming a walk in wardrobe with shoe storage on entry to the en-suite and air conditioning. With windows facing East and West, the property offers an abundance of natural light with an smart electronic skylight a nice touch. The property also has a private terrace that faces the rear of the properties on an adjacent road, loft space for additional storage and 55" LG OLED TV with Sonos Soundbar.

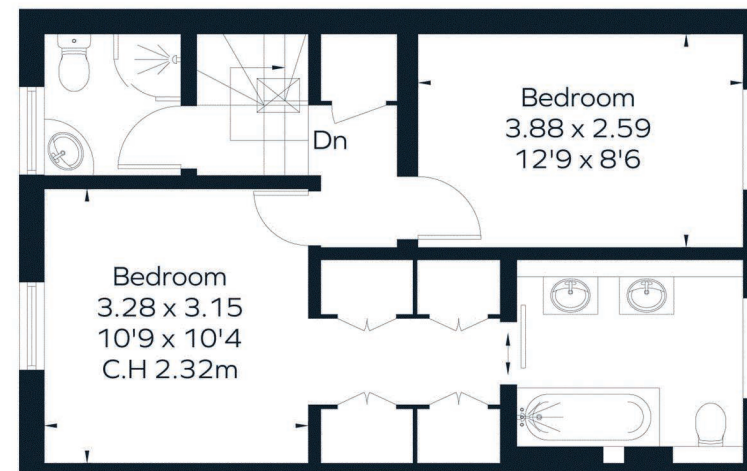




Second Floor



First Floor



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68432

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. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	76	76
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Directive 2002/91/EC
England & Wales



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