



GREEN LANES LONDON N16
£425 PER WEEK AVAILABLE 16/08/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Green Lanes London N16

**£425 Per Week
Furnished**

 **1 Bedroom**
 **1 Bathroom**
 **2 Receptions**

Features

- Double Bedroom, - Additional Wardrobe or Office, - Large Bathroom, - Extra W.C., - Open Plan Kitchen/Reception, - Modern Fixtures and Fittings, - Wooden Floors, - Patio Area, - Close to Transport Links, - Offered Furnished, - Council Tax - Band C

Council Tax

Council Tax Band C

Hamptons

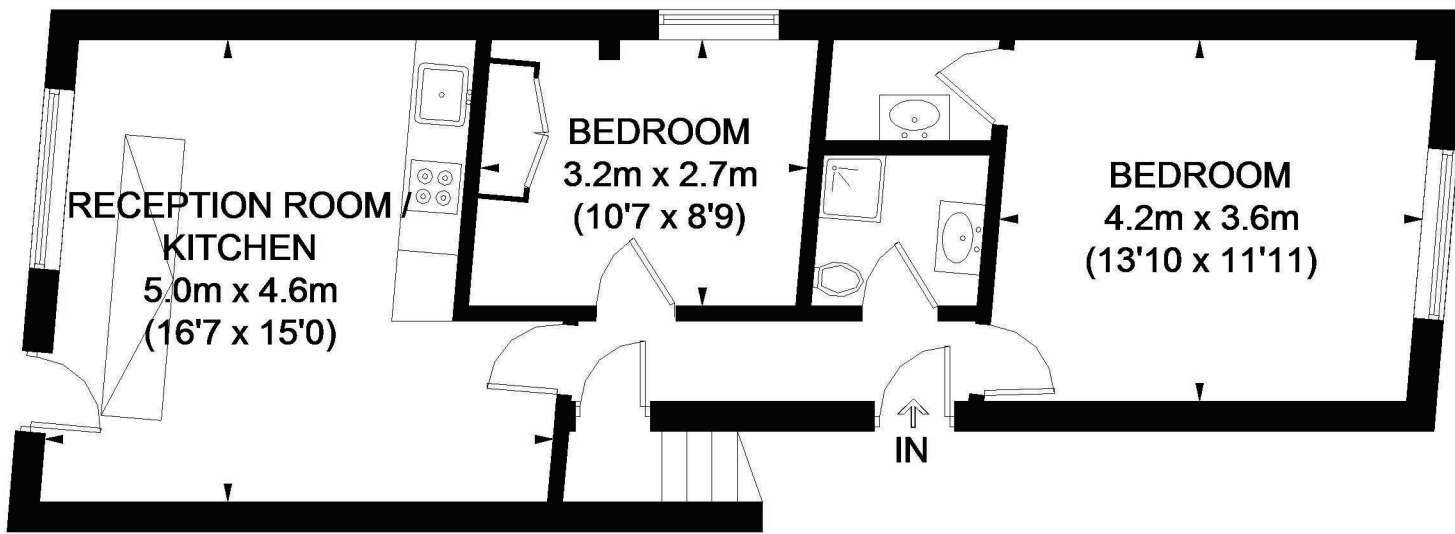
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The Property

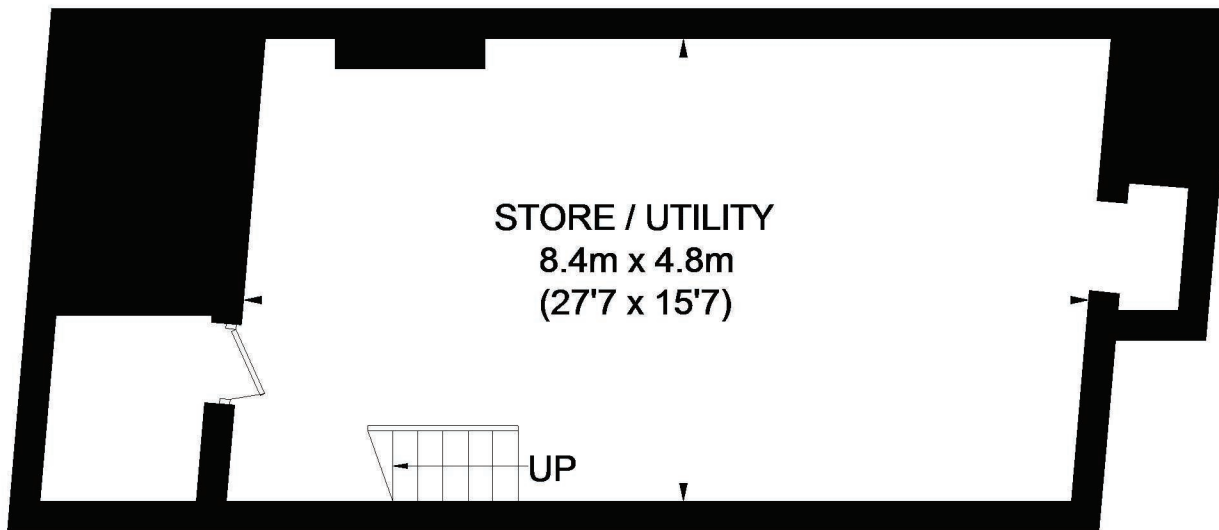
A recently developed ground floor apartment. Refurbished to a high standard benefiting from double bedroom, additional room that can be used as a walk in wardrobe or office, wooden floors throughout, fitted storage, modern fixtures and open-plan kitchen/reception. Within walking distance of Clissold Park and a selection of transport links.



GREEN LANES



GROUND FLOOR

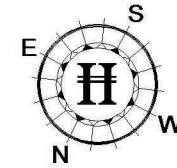


BASEMENT

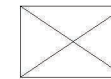
For Clarification

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.



APPROXIMATE GROSS INTERNAL AREA
BASEMENT = 466 SQ. FT. (43.3 SQ. M.)
GROUND FLOOR = 603 SQ. FT. (56.0 SQ. M.)
TOTAL = 1069 SQ. FT. (99.3 SQ. M.)



= SKYLIGHT / ROOF WINDOW

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 (ID183406)

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

England & Wales EU Directive 2002/91/EC

