



ABSOLUTE
PROPERTY

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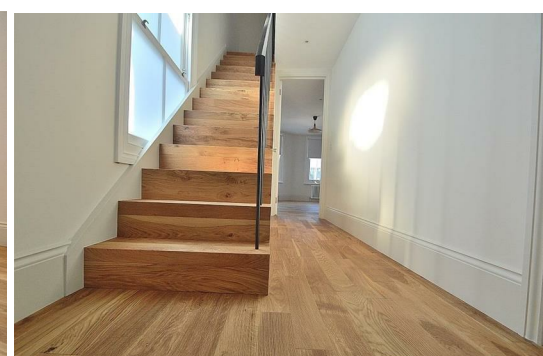
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**34b The Broadway, London
N8 9SU**

£2,000 PCM

Located in the very heart of the vibrant Crouch End area with its array of shops, bars and restaurants, Absolute Property are extremely proud to present this 1105 Sq Ft stunning two bedroom flat. Refurbished to an incredibly high specification the property boasts a large kitchen-diner, fully integrated appliances in a sleek modern fitted kitchen, quaint off-street entrance, each room has been appointed with style and quality and boasts a wealth of character, the property gains from having high ceilings throughout, and all the mod cons to include Ringo entry phone system, wired for virgin. Available early August, Viewing highly recommended to avoid disappointment.



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ENTRANCE:

Front door opening to:

HALLWAY:

Ceiling spot lights, solid wood flooring, doors to bedroom two, kitchen/diner. Lounge/diner, shower room, stairs to second floor landing, two double glazed sash windows to side aspect, radiator, under stairs storage.

KITCHEN/DINER:

13'2 X 10'3

Ceiling spot lights, solid wood flooring, range of eye and base level units, built in oven, gas hob and extractor, integrated fridge/freezer and dishwasher, stainless steel sink drainer unit with mixer taps, radiator, double glazed double doors opening to Juliet balcony to rear aspect.

LOUNGE/DINER:

17'6 X 15'3

Ceiling spot lights, solid wood flooring, tv socket, three double glazed sash windows to front aspect, and three x Victorian style radiators.

BEDROOM TWO:

11'8 X 8'11

Built in wardrobes, solid wood flooring, radiator, double glazed sash windows to rear aspect.

SECOND FLOOR LANDING:

Solid wood flooring, doors to master bedroom, storage into eaves.

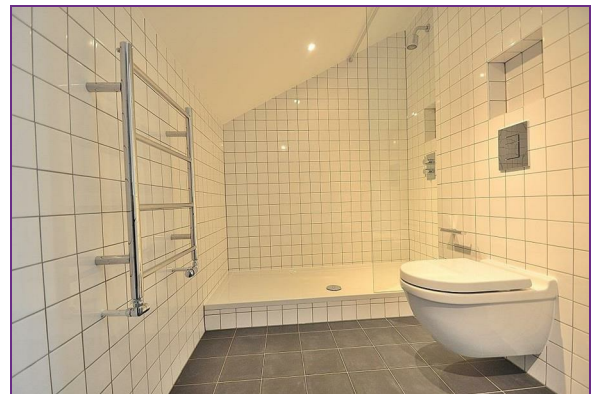
MASTER BEDROOM:

13'7 X 13'1

Built in wardrobes, solid wood flooring, radiator, and double glazed sliding door opening to Juliet balcony to rear aspect, doors to en suite.

EN SUITE:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, heated towel rail, shower cubicle, extractor fan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
41% (D)	58% (B)	41% (D)	58% (B)
35% (E)	53% (C)	35% (E)	53% (C)
29% (F)	48% (D)	29% (F)	48% (D)
23% (G)	43% (E)	23% (G)	43% (E)
17% (H)	38% (F)	17% (H)	38% (F)
11% (I)	33% (G)	11% (I)	33% (G)

For energy efficiency: higher rating, lower costs
 For environmental impact: higher rating, lower CO₂ emissions
 England & Wales EU Directive 2002/91/EC