



ABSOLUTE
PROPERTY

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**Ground Floor 5 Newnham Road, London
N22 5SS**

£1,575 PCM

Absolute Property are pleased to offer this one bedroom ground floor period conversion benefiting from its own rear garden, modern kitchen, separate wc and has been tastefully decorated throughout. Newnham Road is a popular residential street with a mix of period conversions and purpose built developments and is within easy reach of Alexandra Palace and Muswell Hill with its vast array of local restaurants, gastro pubs and coffee shops. You will be able to enjoy the green lawns of Woodside Park which is just a short stroll away while Wood Green shopping area and cinema complex is also close by. Available early May. Viewing highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Coving to ceiling, doors to lounge, bedroom, shower room, separate wc, kitchen/breakfast room, storage cupboard.

LOUNGE/DINER:

15.11 x 11.6 (4.57m.3.35m x 3.35m.1.83m)

Coving to ceiling, wood laminate flooring, built in shelving and cupboard units, double glazed bay window to front aspect, tv socket.

BEDROOM:

16.6 x 8.10 (4.88m.1.83m x 2.44m.3.05m)

Coving to ceiling, wood laminate flooring, built in wardrobes, radiator, double glazed bay window to rear aspect.

SHOWER ROOM:

Shower cubicle, hand wash basin with mixer taps.

SEPARATE WC:

Low flush wc, hand wash basin with mixer taps, upvc double glazed frosted window to side aspect.

KITCHEN/BREAKFAST ROOM:

11.9 x 7 (3.35m.2.74m x 2.13m)

Range of eye and base level units, built in oven, hob, plumbing for washing machine, stainless steel sink/drain unit with mixer taps, breakfast bar, radiator, two double glazed windows to side aspect.

REAR GARDEN:

Paved patio with seating area.

