

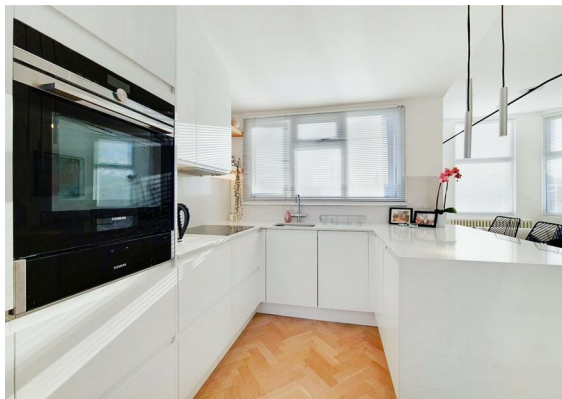


Orpington Road, London

£1,650 Per Month



the advantage of experience



- Minimum working income - £54,000
- 1 double bed flat with garden
- Open kitchen/diner/lounge
- Excellent location for transport/amenities
- Top (2nd) floor period conversion
- Recently refurbished
- Washer & dryer included
- Ceiling speakers throughout
- Available end of June
- Part Furnished

For more images of this property please visit havilands.co.uk



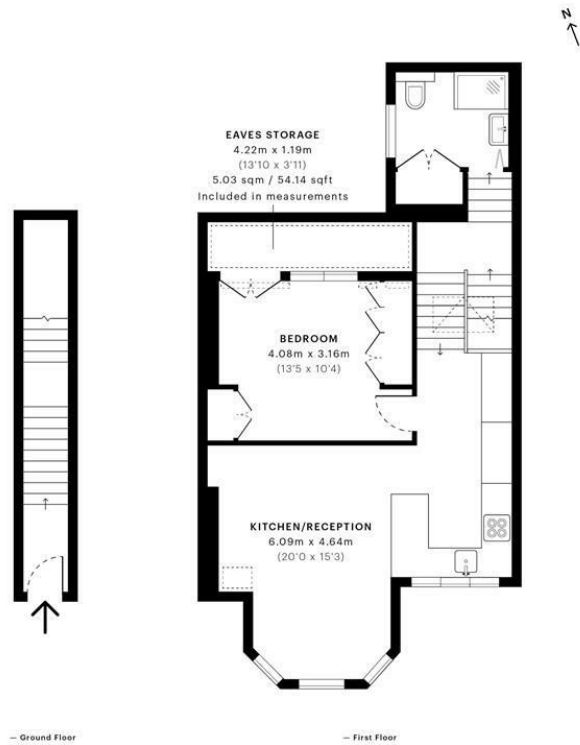
Havilands are delighted to offer this recently refurbished top (2nd) floor apartment, located within walking distance of Winchmore Hill Green, with its coffee shops, boutiques, restaurants, gastro pubs and train station (Moorgate 29 mins). Features include an open plan kitchen/diner/lounge with fully fitted kitchen, integrated appliances and quartz worktops, solid herringbone wood flooring and exposed brick feature wall. As the room is south facing, it is extremely bright and airy. Just off that, there is a convenient work/desk area. In the double bedroom, there is also a brick feature wall, fitted wardrobes and ample under eaves storage. There is a modern and newly fitted shower room with underfloor heating. The apartment is high spec and also benefits from ceiling speakers throughout. Part Furnished. Viewing highly recommended.

Council Tax Band: C

Energy Efficiency Rating: 76/C

Available end of June

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GROSS INTERNAL AREA (GIA) The footprint of the property 61.84 sqm / 665.64 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features includes windows, restricted head heights 52.06 sqm / 560.37 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Unlit use area under 1.5 m 5.72 sqm / 61.57 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Picts and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 59.70 sqm / 642.61 sqft
AREA 38 RESIDENTIAL: 57.42 sqm / 618.06 sqft
APFC ID: 01e69cde4475cb00de98e06f

Energy Efficiency Rating

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

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY



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