

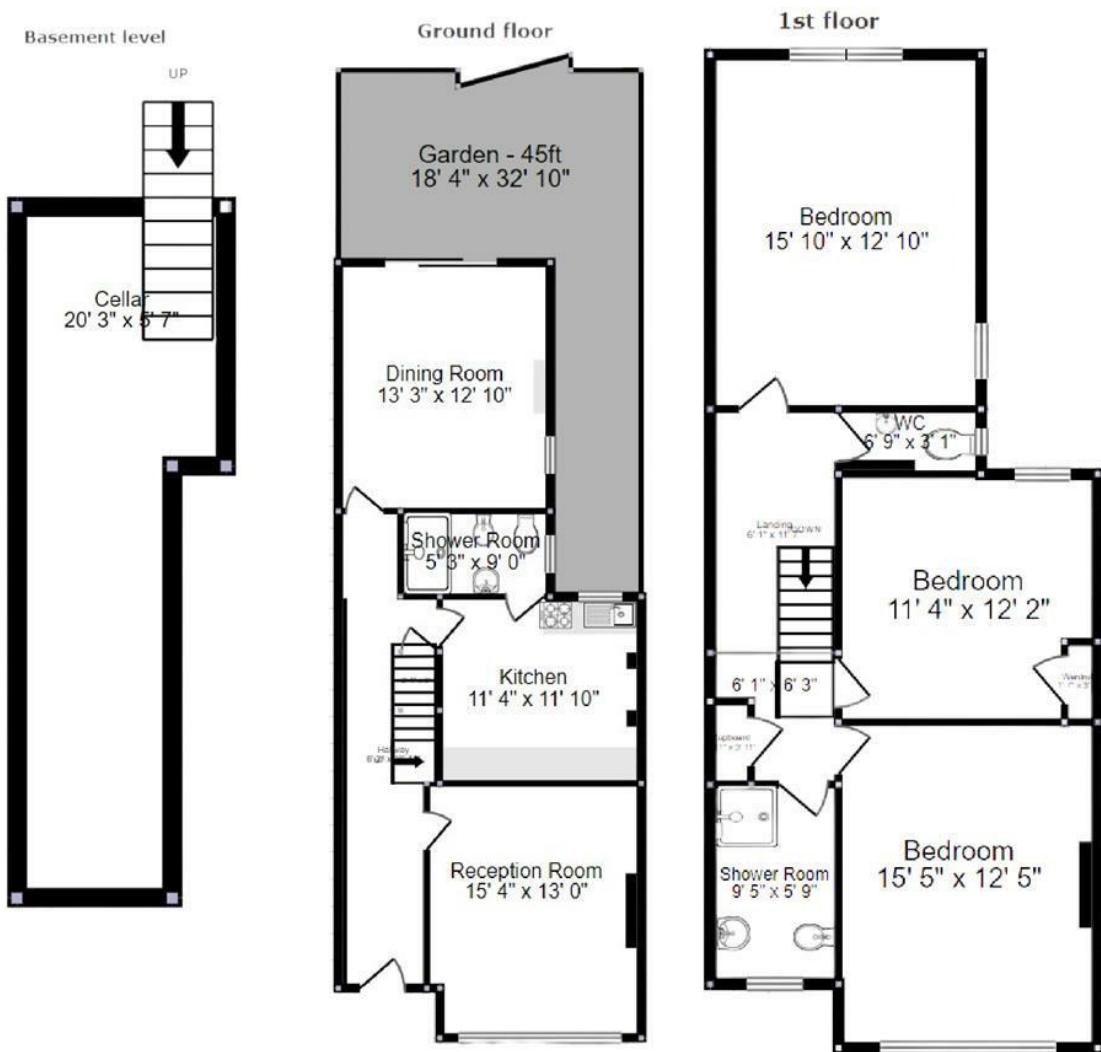


## Park Avenue South, London, N8 8LX

Period three double bedroom terraced house newly modernised and refurbished to a high standard, keeping original features. Comprising shower + WC (next to rear bedroom) shower room and a family bathroom, new fitted kitchen, utility room, large reception, rear dining room and a WC neat medium size garden. Unfurnished, available mid April. EPC- E \* HARINGEY COUNCIL TAX G \* DEPOSIT - £4,300

- 3 Bedrooms
- 2 Receptions
- 1 Bathroom
- Medium Sized Garden
- Street parking Available
- Shower Room
- Fitted Kitchen

£3,750 PCM



**TOTAL FLOOR AREA: 1120 sq. ft (104 sq. m) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	78	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		