



COULSDEN COURT, PARK ROAD, CROUCH END, 2 BED APARTMENT

£2,300 PCM

A well presented, newly refurbished, two double bedroom apartment featuring a communal garden and a secure gated parking space.

The property comprises of an inviting reception/ dining area with large windows allowing plenty of natural light, separate bespoke kitchen, two double bedrooms and a modern tiled bathroom. Park Road is a wide, is situated within a few hundred yards of bustling Crouch End Broadway with its full array of restaurants, cafés and excellent shopping as well as very good transport links.

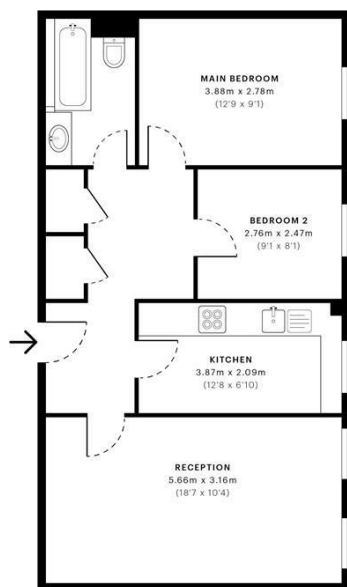
Hemmingfords

Coulsden Court, N8

CAPTURE DATE: 01/07/2022 LASER SCAN POINTS: 91,043,005

GROSS INTERNAL AREA

61.21 sqm / 658.86 sqft



Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
61.21 sqm / 658.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered boat heights
57.71 sqm / 621.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

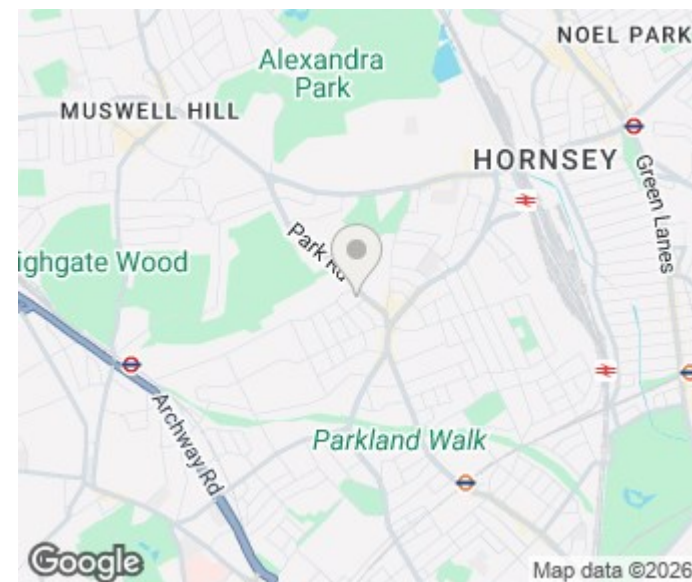
RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPWS 30 RESIDENTIAL: 61.89 sqm / 668.18 sqft
IPWS 30 RESIDENTIAL: 58.89 sqm / 634.33 sqft

SPCS ID: 620420a7584470e40046330



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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