



Hermitage Road N4

£1600 Per Calendar Month : Available: 25th August 2018

P1953

Paul Simon Estate Agents

Magic House, 5-11 Green Lanes, London N13 4TN

Tel: 020 8800 1155

Email: info@paul-simon.co.uk

Paul Simon
Estate agents

Available 5th August 2018 - Please note the property has an open plan kitchen with reception area. It also futures a studio room currently used as wardrobe room that can be transformed in single bedroom on demand.

Stunning ground floor two bedroom apartment with separate study / box room with share of rear garden. Modernised and well maintained by the current owner with chic fixtures and fittings throughout. Location is paramount with Manor House Station (Piccadilly Line) 10-15 min walk with a 25 minute journey to Oxford Street and Central London. Harringay Green Lanes Station situated 0.3m from the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92-100)	A		(92-100)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(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>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

