

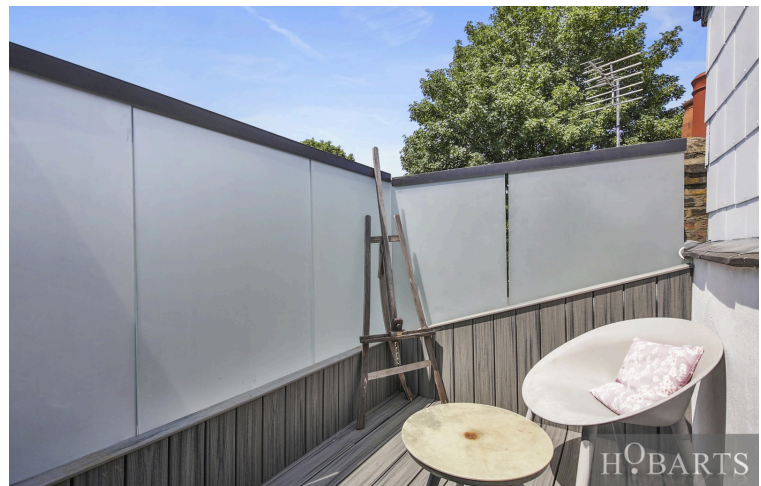


Effingham Road, LONDON, N8 0AE

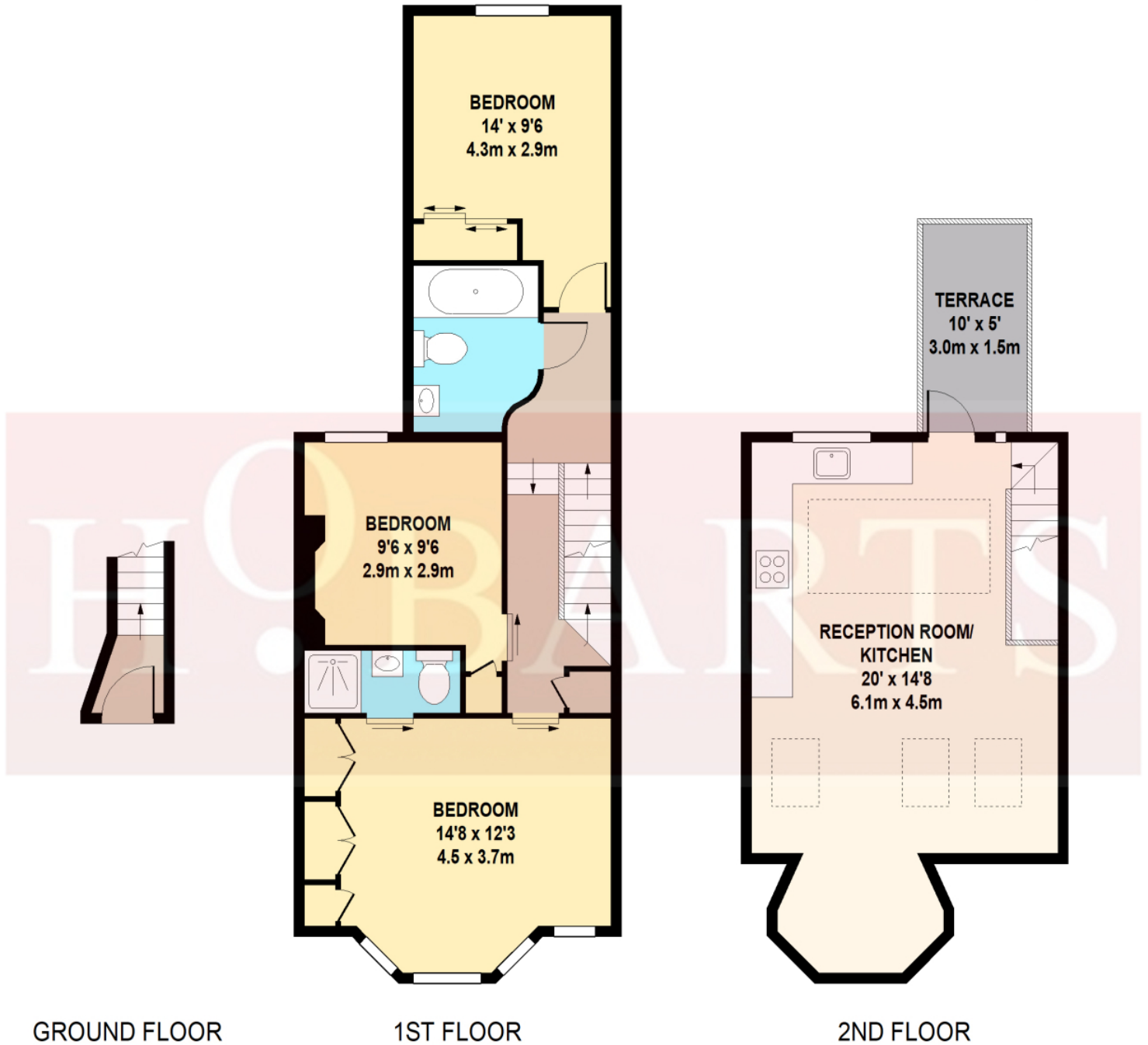
£2,200 pcm

Tucked away just off Green Lanes, this superb split-level apartment has been exceptionally well cared for and offers plenty of space throughout. The property comprises two generous double bedrooms and an additional study/home office, making it ideal for a couple or two professional sharers. Upstairs, you'll find a bright open-plan living area and modern kitchen opening onto a private roof terrace. Offered furnished or unfurnished and perfectly placed for Turnpike Lane Station and the many shops, cafés and restaurants of Green Lanes.

Hobarts Estate Agents  
23 Ferme Park Road, Stroud Green, London, N4 4DS  
stroudgreen@hobarts.co.uk  
www.hobarts.co.uk  
442083429000



- Two Double Bedrooms
- Split-Level Duplex Apartment
- Bright Open-Plan Reception
- Family Bathroom & En-Suite Shower Room
- Excellent Condition Throughout
- Short Walk to Turnpike Lane Station
- Additional Study/Home Office
- Private Roof Terrace
- Modern Fitted Kitchen
- Offered Furnished or Unfurnished
- Moments from Green Lanes
- Ideal for a Couple or Two Professional Sharers



EFFINGHAM ROAD  
 TOTAL APPROX. FLOOR AREA 902 SQ.FT. (84 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

**Contact:**

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Green, London, N4 4DS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.