



House

# 66 DAWLISH AVENUE, LONDON, N13 4HP

Per Calendar Month  
**£2,750**

## FEATURES

- Four bedrooms
- Kitchen
- Bathroom
- 50ft garden
- Two reception rooms
- Shower room
- Off street parking
- Council tax E and EPC D



**RASH & RASH**

# 4 Bedroom House located in London

Four bedroom semi detached 1930s house affording just shy of 1300 sq ft of accommodation. The property is offered part furnished and has a nice balance with off street parking and a 50ft south facing rear garden. There are two reception rooms, a bathroom upstairs and shower room downstairs, all in good condition. Dawlish Avenue is ideally located within 0.4 miles of Broomfield Park and 0.6 miles Palmers Green overground station. Bounds Green underground station (Piccadilly Line) is within 0.7miles.

Call us on

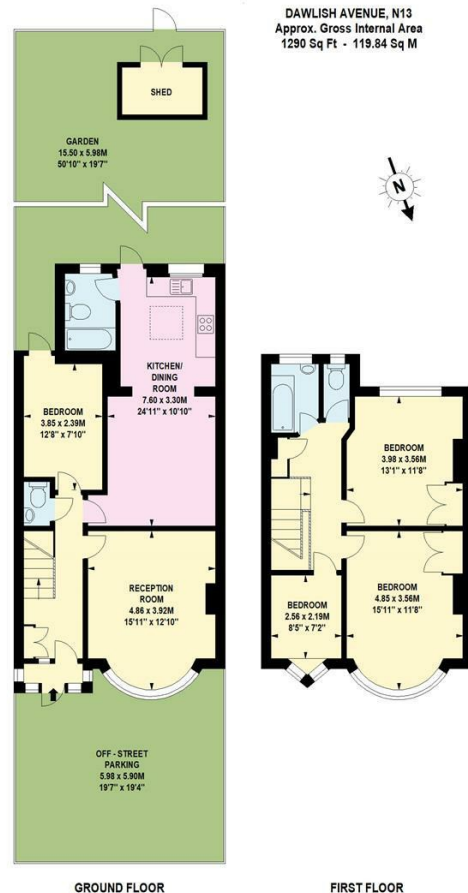
**02088822828**

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<https://www.rashandrash.com/>

**Council Tax Band**

**E**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 64      | 79        |
| 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 are advised to recheck the measurements.

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