



## MAYES ROAD, LONDON, N22

### 1 BED APARTMENT

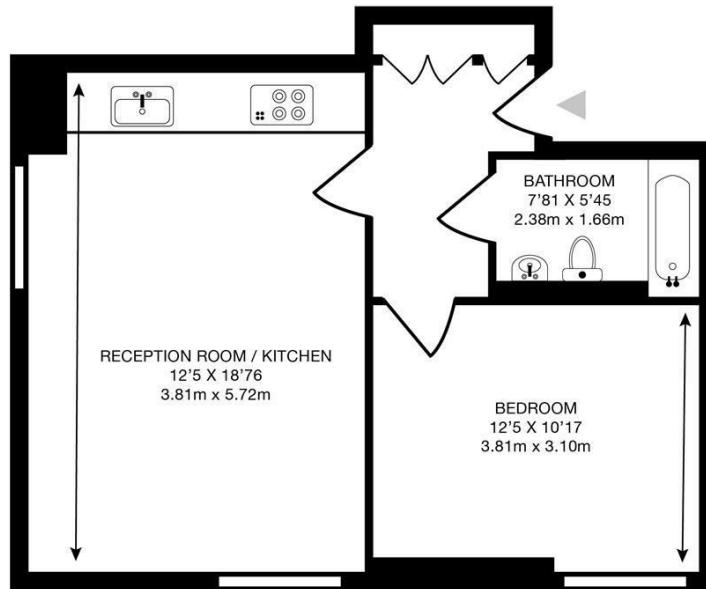
£1,800 PER MONTH

A Hemmingfords Collection: A brand-new luxury one-bedroom apartment set within an impressive Victorian conversion, beautifully finished throughout with elegant wood flooring, high ceilings and an abundance of natural light.

The property comprises a spacious reception room with large windows, a contemporary fully integrated kitchen, a generous double bedroom with fitted wardrobes, and a stylish modern bathroom finished with high-quality tiling.

Ideally located just moments from Alexandra Park, with both Alexandra Palace and Wood Green Underground stations nearby, providing excellent access to the Piccadilly Line and central London.

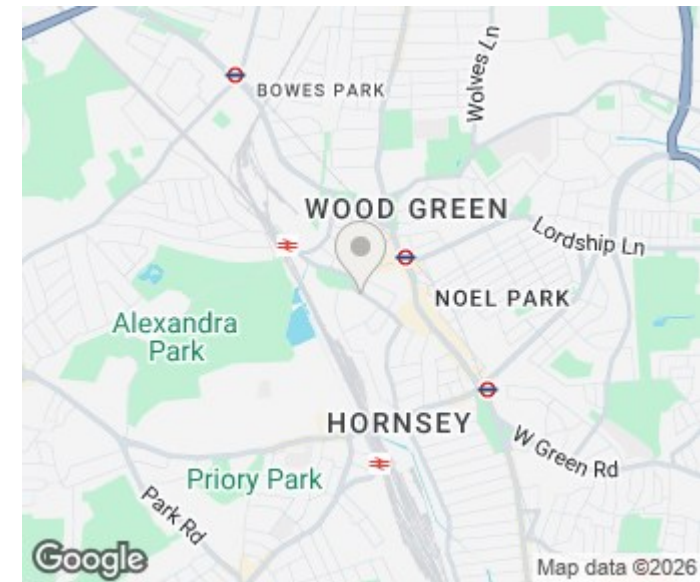
# Hemmingfords



## GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 416.45 sq ft - 38.69 sq m

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale.  
 No responsibility is taken for any error, omission, mis-statement or use of data shown.  
 For the avoidance of doubt, Dyego Rodrigues Photography shall not be liable for any reliance on these measurements.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 81                      | 83        |
| (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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