

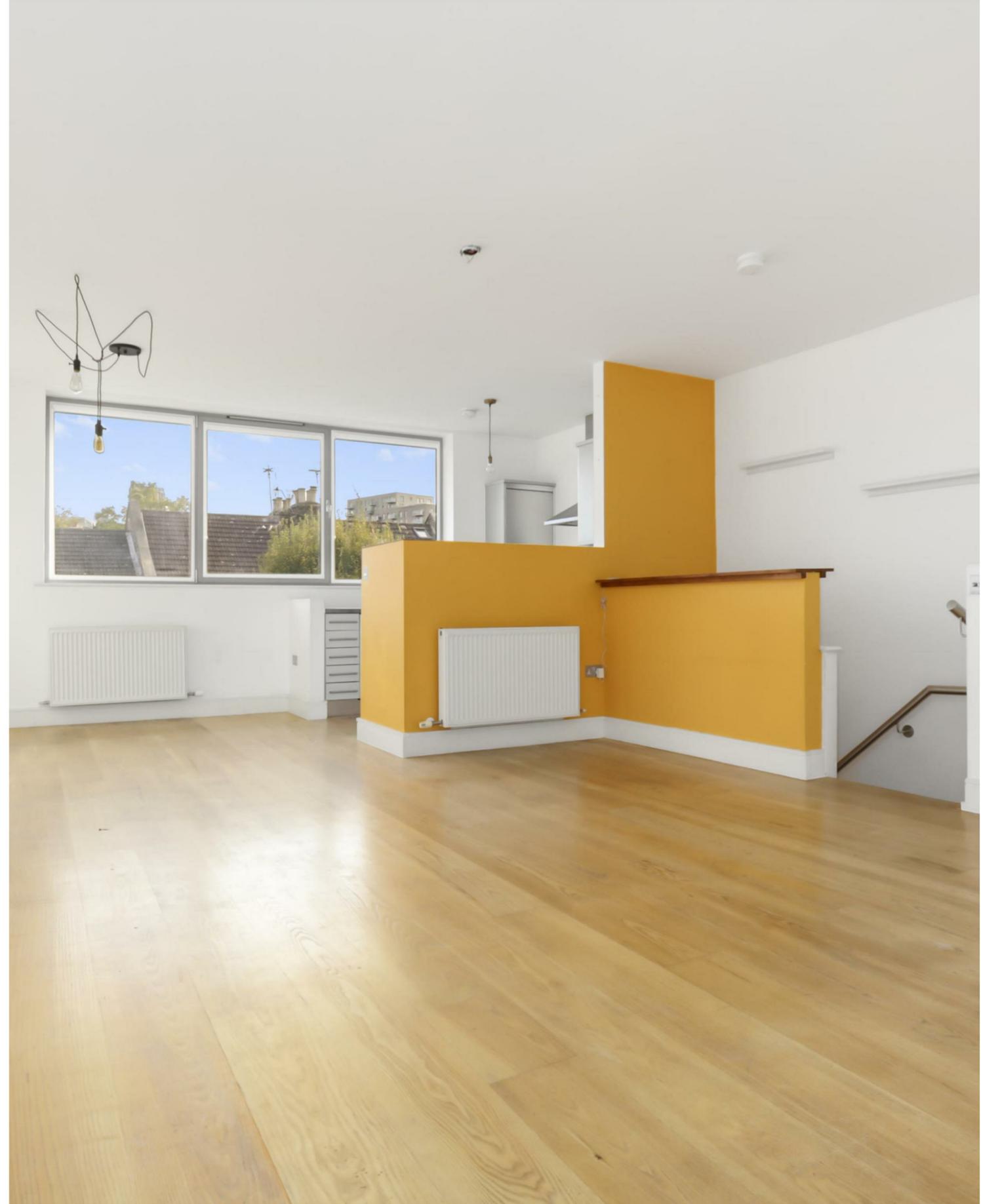


### Compton Terrace

APPROX. GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.71 SQ M  
APPROX. GROSS PATIO FLOOR AREA 178 SQ FT / 16.54 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**DAVIES & DAVIES ESTATE AGENTS**

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**COMPTON TERRACE, HERMITAGE ROAD**

3 BEDROOM | 2 BATHROOM | HOUSE - TERRACED



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
HARINGEY

DEPOSIT AMOUNT:

£3,230\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

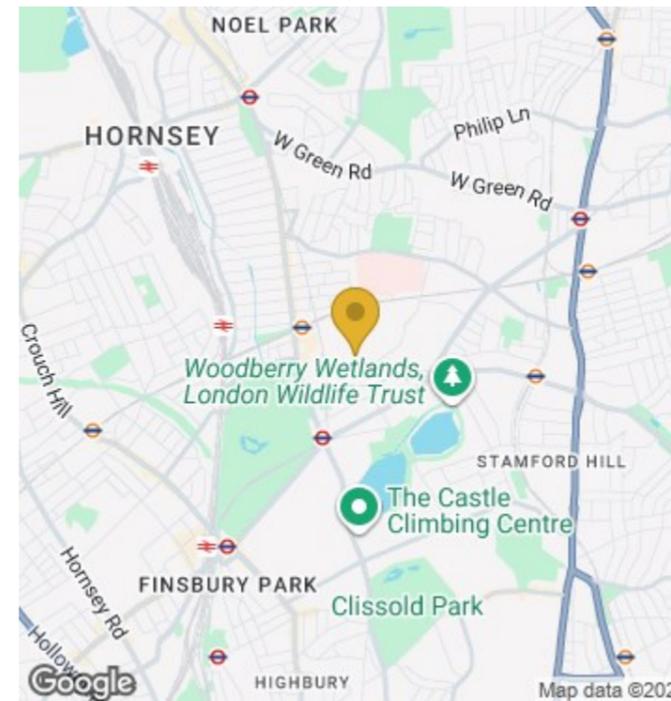
- AVAILABLE IMMEDIATELY
- MODERN THREE-BEDROOM
- BRIGHT OPEN-PLAN LIVING WITH BALCONY AND GARDEN ACCESS
- PRIVATE GARDEN AND ADDITIONAL PATIO
- UNFURNISHED
- PRIME LOCATION NEAR GREEN LANES, FINSBURY PARK STATIONS

**YOURS FOR  
£2,800 PCM**

Your contemporary, three bedroom maisonette is set within an architect-designed terrace, tucked away just moments from the leafy calm of Finsbury Park and the independent energy of Green Lanes.

Hermitage Road sits moments from the independent cafés, bakeries and delis of Green Lanes, with Clissold Park, Woodberry Wetlands and the New River Path all nearby for fresh air and Sunday walks. Transport couldn't be easier: Manor House (Piccadilly Line), Finsbury Park (Victoria & National Rail) and Haringay Green Lanes (Overground) are all within easy reach, placing the City, West End and East London on your doorstep.

VIEW MORE ON  
OUR WEBSITE



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		77	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

- BEDROOMS: 3
- BATHROOMS: 2
- RECEPTIONS: 1

