

Tanners End Lane, London, N18 1PQ



£1,850 PCM

COUNCIL TAX BILL INCLUDED

Two Bedroom Flat situated on the GROUND FLOOR with its OWN GENEROUS GARDEN AND SHELTERED TERRACE available.

Features include a bright and airy lounge with direct access to PRIVATE OUTSIDE SPACE, a good sized dual aspect MODERN KITCHEN, a 16ft bedroom with fitted units, secondary bedroom/study room and a MODERN BATHROOM. Further benefits include REAL WOOD FLOORING, under floor heating to the kitchen and bathroom, double glazing, gas central heating, plenty of storage in the hall, and RESIDENTS PARKING.

The property offers easy access to the A10 and A406 North Circular Roads along with Silver Street train station keeping you connected to the city. There are a collection of schools and a variety of shops within walking distance,

ENTRANCE HALLWAY

With spotlights, single radiator, two storage cupboards, plumbed for washing machine, space for fridge, entry phone system, power points, engineered wood flooring.

shrub borders, patio area, outside tap and lighting.

LOUNGE

10'2 x 9'3 (3.10m x 2.82m)

With double glazed window and door to rear (leading to terrace), single radiator, insulated external walls, TV point, phone point, power points, engineered wood flooring.

KITCHEN

10'10 x 7'0 (3.30m x 2.13m)

With two double glazed window to side and rear, single radiator, part tiled walls, range of base and wall unit with roll top works surfaces, sink and drainer unit, integrated gas hob/ electric oven, integrated dishwasher, space for fridge/freezer, power points, tiled flooring with under floor heating.

STUDY

10'4 x 6'8 (3.15m x 2.03m)

With single radiator, power points, engineered wood flooring.

BEDROOM

16'6 x 8'6 (5.03m x 2.59m)

With two double glazed window to rear, single radiator, fitted wardrobe, TV point, power points, engineered wood flooring.

BATHROOM

6'4 x 5'2 (1.93m x 1.57m)

With fully tiled walls, spotlights, panel enclosed bath with mixer tap and shower attached, wash hand basin with mixer tap and vanity unit, low level W.C, extractor fan, tiled flooring with under floor heating.

TERRACE

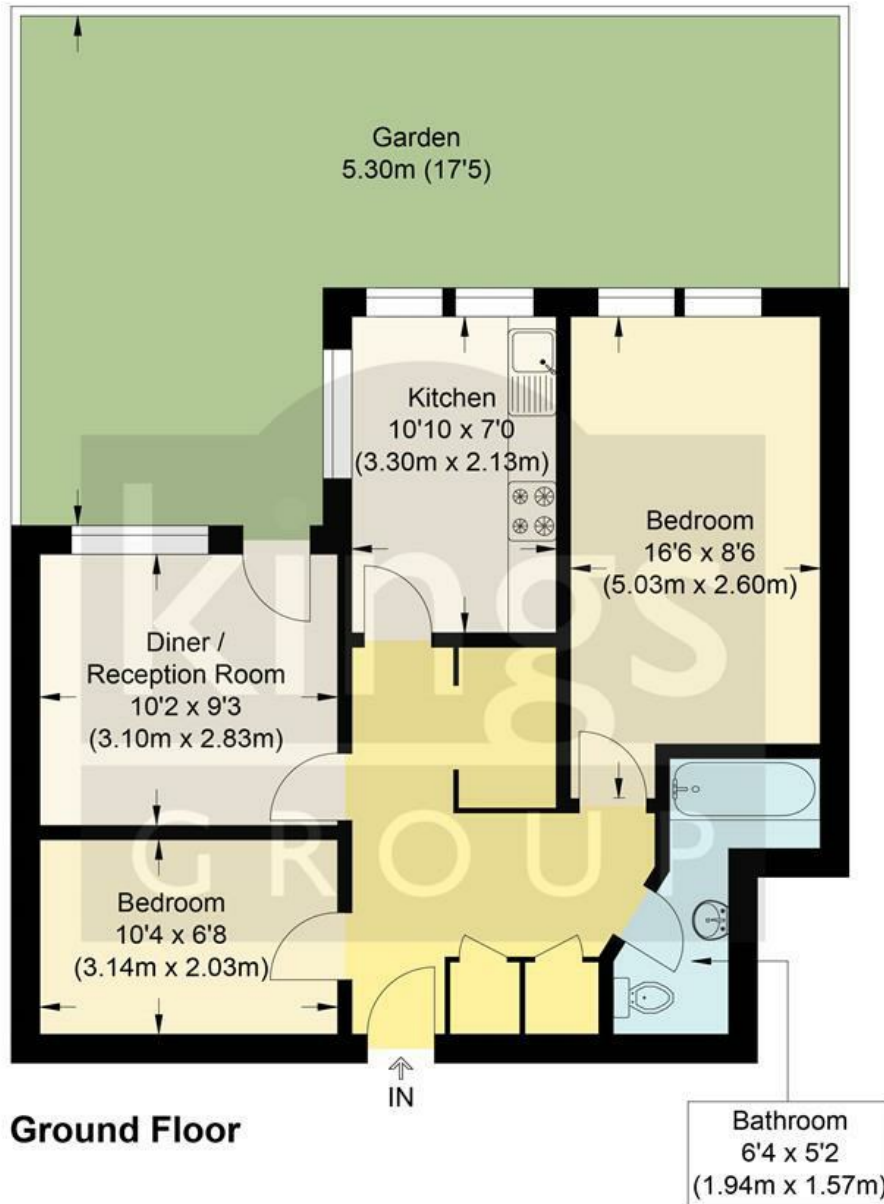
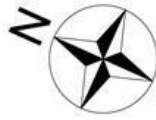
Sheltered with decking, heater and lighting.

GARDEN

17'5 approx (5.31m approx)

Mainly laid to lawn with plant and





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Approximate Gross Internal Floor Area : 51.0 sq m / 548.95 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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