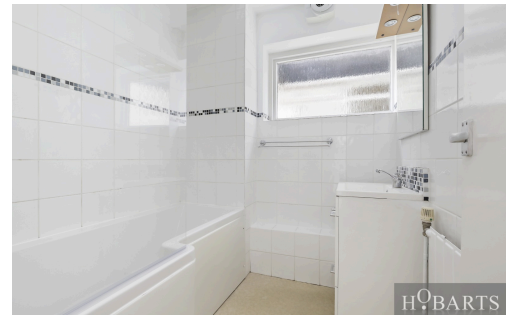
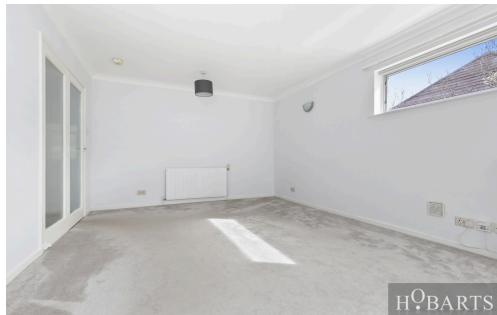




Flat 3, Kenwyn Lodge, London, N2 9JS

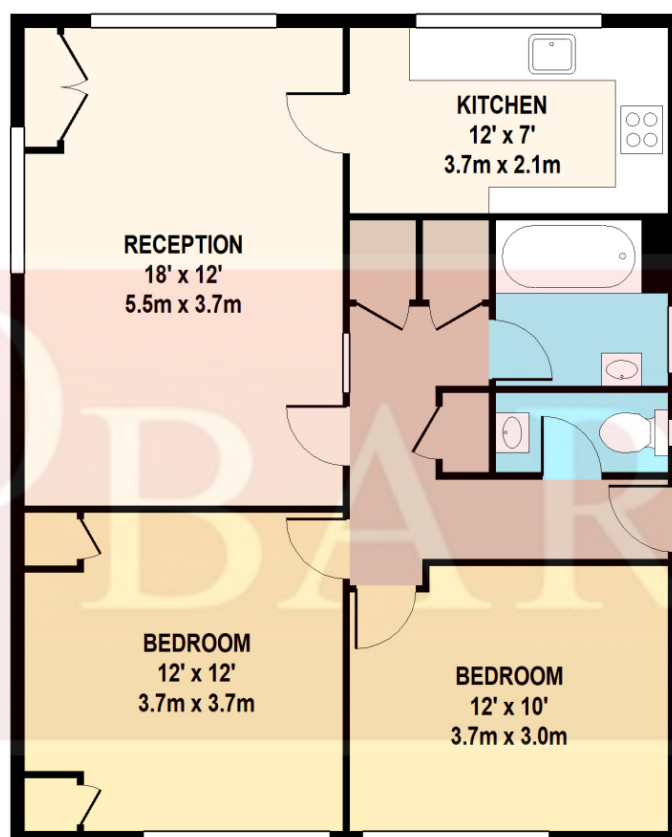
£2,200 pcm

This bright, well-kept two bedroom apartment is on the first floor of a purpose-built block in the leafy Fortis Green Conservation Area, between central Muswell Hill and East Finchley Underground station. Large windows fill every room with natural light. Benefitting from spacious reception room opens to a fully fitted kitchen, family bathroom and plenty of storage. Everything you need is close by, including local shops, cafés, green spaces and good transport links. The apartment also sits within the catchment area of outstanding schools. We highly recommend a viewing to appreciate the location, layout.

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



- Mid-floor flat
- EPC rating C (72/100)
- Reception room opening to the kitchen
- Fortis Green Conservation Area
- Between Muswell Hill & East Finchley
- 2 bedrooms, 1 bathroom, 1 reception
- Council Tax B and D
- Communal garden
- Close to Cherry Tree Wood
- Walk to East Finchley Underground

**FIRST FLOOR**

KENWYN LODGE
TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68 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:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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.