



## KINVER HOUSE, ELTHORNE ROAD, LONDON, N19

£2,800 PCM

\* NEWLY REFURBISHED \* Goldman Greg are delighted to offer this excellent two double bedroom, two bathroom ground floor apartment with direct access onto a private garden - perfect for the summer months!

The apartment has been newly refurbished and is well maintained. Benefits include two double bedrooms, two bathrooms (en-suite to master), a bright open plan kitchen/living room with direct access onto a private garden with patio and grassed area.

Presented in excellent condition this apartment is perfect for couples and sharers offering excellent transport links and local amenities very close by.

Available immediately, early viewings are highly recommended.

Offered partly furnished as pictured.



Goldman Greg

# Kinver House 42 Elthorne Road, N19 4AS

Approx. Gross Internal Area = 84.6 sq m / 910 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
<b>England &amp; Wales</b>	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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