



**LAWRENCE ROAD CROUCH END N15**  
**£1,421 PER MONTH** AVAILABLE NOW

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Lawrence Road Crouch End N15

£1,421 Per Month  
Furnished

 1 Bathroom  
 1 Reception

## Features

- Studio Apartment, - Complimentary HIGH SPEED Wifi, - Modern kitchen with dishwasher & washer & dryer!, - Walk in Shower, - Secure Building with Codes / Fobs, - Offered Furnished/Unfurnished, - Car parking available on negotiation

## Council Tax

Council Tax Band C

Hamptons  
3 Broadway Parade  
London, N8 9DE  
020 8215 8866  
CrouchEndLettings@hamptons.co.uk  
www.hamptons.co.uk

# { SPACIOUS STUDIO FOR RENT

## The Property

Presenting a delightful studio apartment with complimentary HIGH SPEED Wifi, perfectly situated only 0.4 miles from Seven Sisters Station, offers a blend of convenience and comfort. The apartment features a well-designed open-plan layout, maximizing space and light. Perfect for modern living, the area seamlessly integrates living, dining, and sleeping spaces. The sleek, fully-fitted kitchen includes a dishwasher, electric hob and ample storage, making it a pleasure to prepare meals. Further features include a modern bathroom is equipped with a walk-in shower, chic fixtures, and plenty of storage space, large windows allow for plenty of natural light, creating a bright and welcoming ambiance throughout the day. Note: 1 month rent included in rent. The apartment benefits from a mere 8-minute walk to Seven Sisters Station (Victoria Line and National Rail), ensuring swift and easy commutes to Central London and beyond; as well as close proximity to local shops, cafes, and restaurants. The development boasts a Co Living space



# Lawrence Road, London, N15

Approximate Area = 315 sq ft / 29.2 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1158781

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	72	72
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

