



Whittington Road, N22 8YD

Beautiful two bedroom duplex apartment, set on the first and second floors of a period conversion. Offering a fully fitted eat in kitchen, generous sized reception room, and two double bedrooms, bathroom and ensuite shower room. Off street parking for one car. Located within a short walk of Bounds Green underground station and to all local amenities. Unfurnished Deposit £2425 EPC - D. Council Tax band C

£2,100 PCM

Key:

- F/F - Fridge/Freezer
- D/W - Dishwasher
- W/M - Washing Machine
- - Restricted Head Height
- ☐ - Velux Window

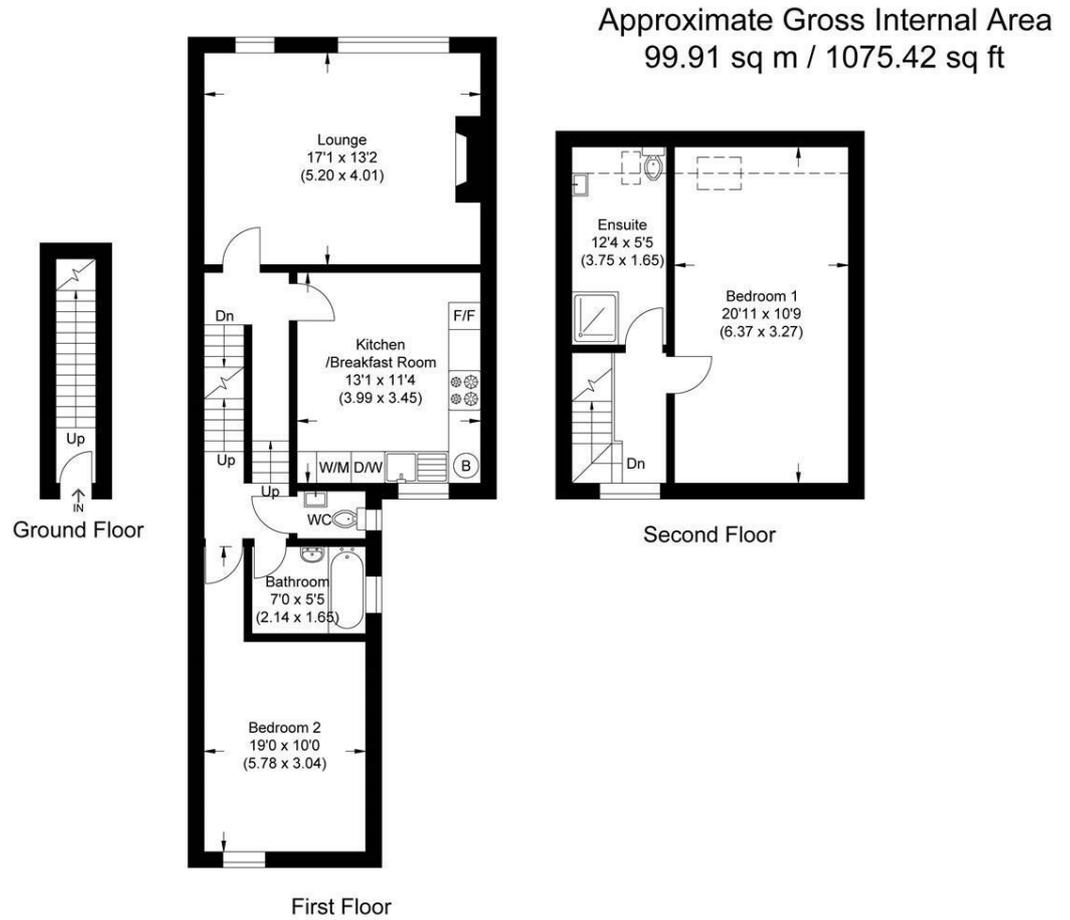


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(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	