



**ABSOLUTE**  
PROPERTY

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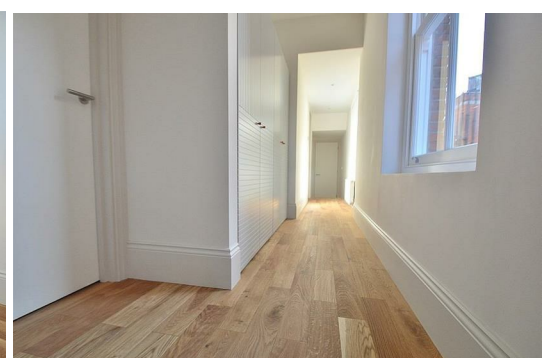


**34a The Broadway, London  
N8 9SU**

**£2,100 PCM**

Located in the very heart of the vibrant Crouch End area with its array of shops, bars and restaurants, Absolute Property are extremely proud to present this 699 Sq Foot stunning two bedroom flat. Refurbished to an incredibly high specification the property boasts a large kitchen/living room, fully integrated appliances in a sleek modern fitted kitchen, quaint off-street entrance, each room has been appointed with style and quality and boasts a wealth of character, the property gains from having high ceilings throughout, and all the mod cons to include Ringo entry phone system, wired for virgin. Available Late August/Early September.

Viewing highly recommended to avoid disappointment.



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ENTRANCE:

Front door opening to:

HALLWAY:

Ceiling spot lights, solid wood flooring, two double glazed sash windows to side aspect, radiator, four built in cupboards of which one houses the washing machine, door to kitchen/living room, bedroom one, bedroom two, shower room.

KITCHEN/LIVING ROOM:

16'6 X 14'5

Ceiling spot lights, coving to ceiling, solid wood flooring, three double glazed sash windows to front aspect, two radiators, tv socket, telephone point, range of eye and base level units, integrated fridge/freezer and dishwasher, stainless steel sink drainer unit with mixer taps, built on oven, gas hob and extractor.

BEDROOM ONE:

10'9 X 10'1 (to built in wardrobes)

Solid wood flooring, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO:

9'8 X 9'1 (to fitted wardrobes)

Solid wood flooring, radiator, double glazed sash window to rear aspect.

SHOWER ROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, ceiling spot lights, two double glazed frosted windows to side aspect.

