



Eaton Park Road, London

£1,950 Per Month



- 2 bed, 2 bath Edwardian flat
- Occupying 1st and 2nd floors
- Large & bright Master with en-suite
- Close to transport links
- Available 19th December
- EPC - C
- Offered Part Furnished



For more images of this property please visit havilands.co.uk



Havilands are delighted to present this duplex 2 bed, 2 bath Edwardian conversion, occupying the 1st and 2nd floors. There is a lounge/diner to the front with high ceilings and feature fireplace; kitchen; bathroom and bedroom to the rear. Upstairs there is a spacious and light Master bedroom which has Velux windows on one side and patio doors with Juliette balcony on the other. There is a 2nd en-suite bathroom which features a large walk-in shower. The location offers easy access to transport links and the cafes, pubs and restaurants of Winchmore Hill Green and Palmers Green. Virtual Tour available.

Available from 19th December

Offered Part Furnished

Council Tax Band C

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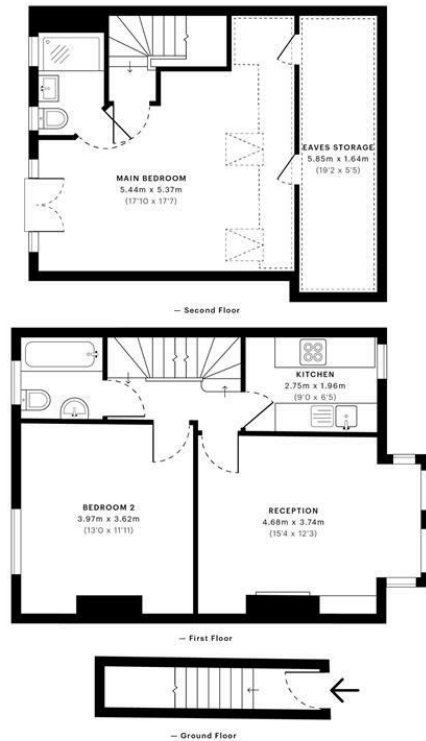


Eaton Park Road, N13

CAPTURE DATE: 07/09/2021 LASER SCAN POINTS: 3,063,354

GROSS INTERNAL AREA

88.34 sqm / 950.88 sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
88.34 sqm / 950.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes mezzanines, restricted head height
78.98 sqm / 850.13 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unfitted use area under 1.5m
14.22 sqm / 153.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 3B RESIDENTIAL: 63.15 sqm / 680.02 sqft
AREA 3C RESIDENTIAL: 78.93 sqm / 850.38 sqft

spec id: '6135fda31c4af60db6d68429f'

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

Havilands

the advantage of experience