



M&M
PROPERTY

Pyrland Road, N5

1 Bedroom

£1,750 PCM



A one bedroom period conversion, finish to a modern standard after a recent refurbishment, comprising an open plan kitchen reception, front patio, beautiful en-suite bathroom, wood floors throughout, very well insulated. Located conveniently close to Canonbury Overground Station and the amenities of the Newington Green Village. This property is a must see.

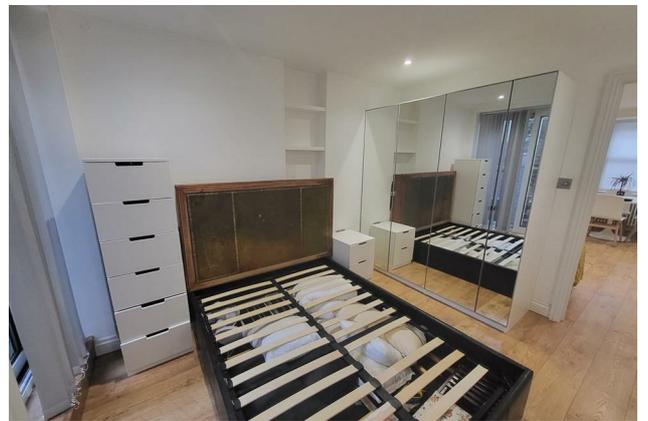
Furnishings: Furnished

FOR FURTHER INFORMATION

**Please call
M & M PROPERTY
on 020 7704 0664**

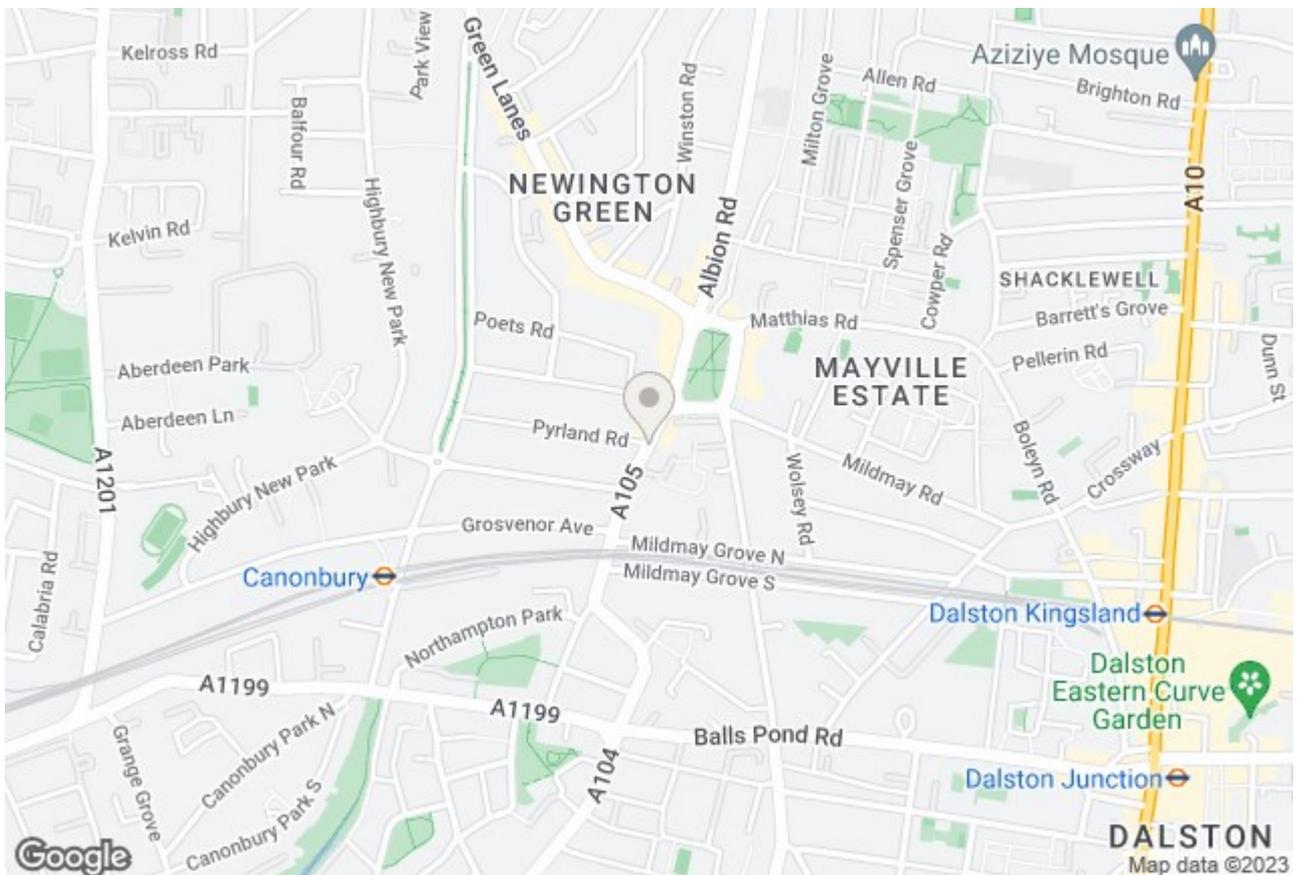
M&M Property | Sales, Lettings and Property Management

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk
97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk



- One Bedroom
- Open Plan Reception
- Direct Access to front patio area
- Canonbury N5
- Shared Garden

- Recent Modern Refurbishment
- Period Conversion
- Double Glazing and High
- Furnished



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.