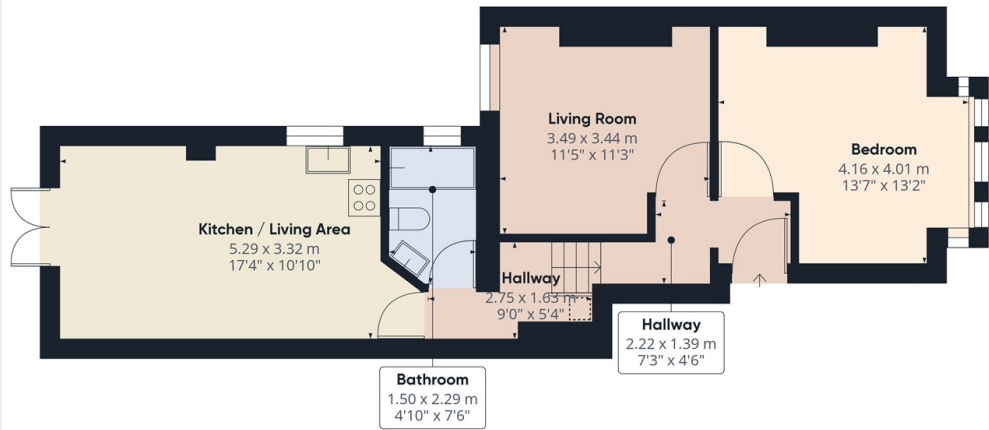


Mattison Road, London, N4 1BG

£2,000 PCM

- Managed by Simon Clarke letting agents
- 2 equally sized double Bedrooms
- Available on long term tenancy (initial 12 months)
- Available from 24th April 2025
- Ground Floor Conversion with large patio rear garden
- Modern open plan kitchen with dishwasher
- Council Tax band C - £1,873.18 per annum
- *****PROPERTY TO BE REDECORATED THROUGHOUT*****
- Close to Harringay train station
- Part furnished



Approximate total area⁽¹⁾
53.11 m²
571.67 ft²

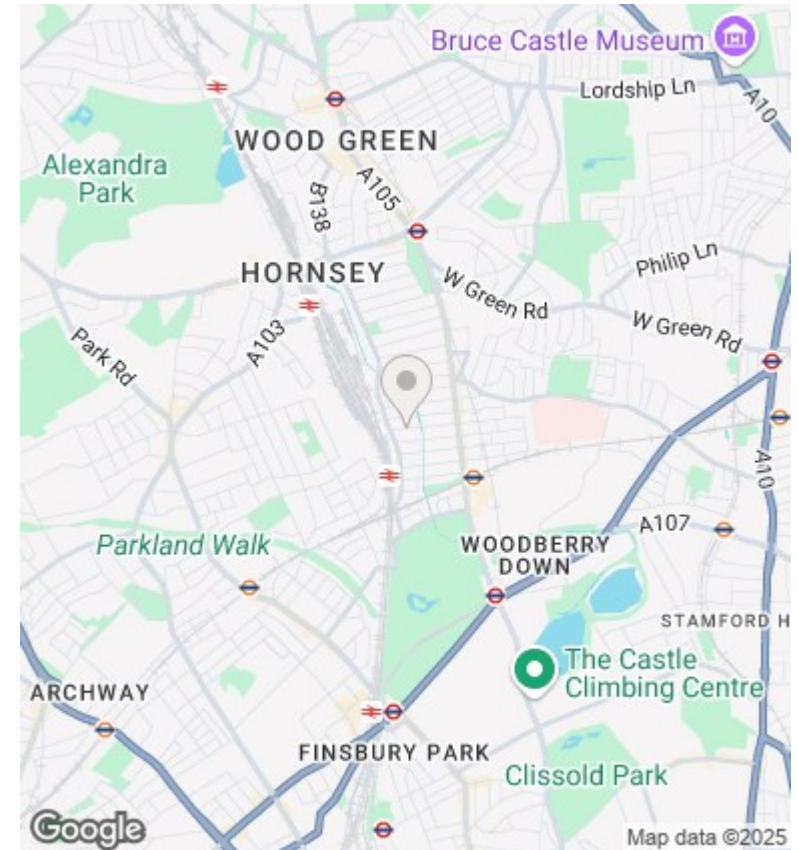
Reduced headroom
0.17 m²
1.88 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	69	
(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	