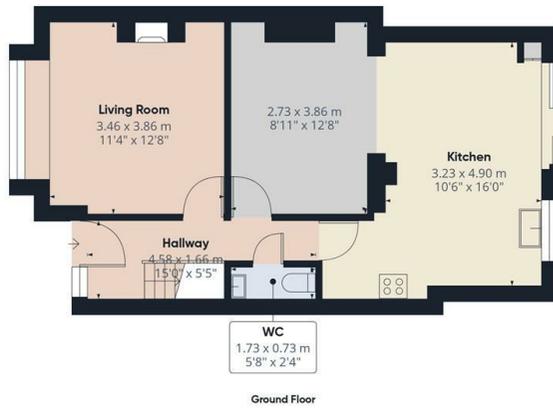




Great North Road, Hertfordshire, EN5 1EJ

£2,250 PCM

- NEWLY DECORATED THROUGHOUT 2 1/2 bedroom mid-terraced house
- Attractive open plan kitchen dining room at rear of property
- Unfurnished
- Deposit: £2,595 (Equivalent of 5 weeks rent)
- 2 double bedrooms plus a box/study room perfect for those working from home
- Available on long term tenancy (initial 12 months)
- Council Tax Band E
- Front and rear gardens
- Additional downstairs cloakroom
- Available NOW

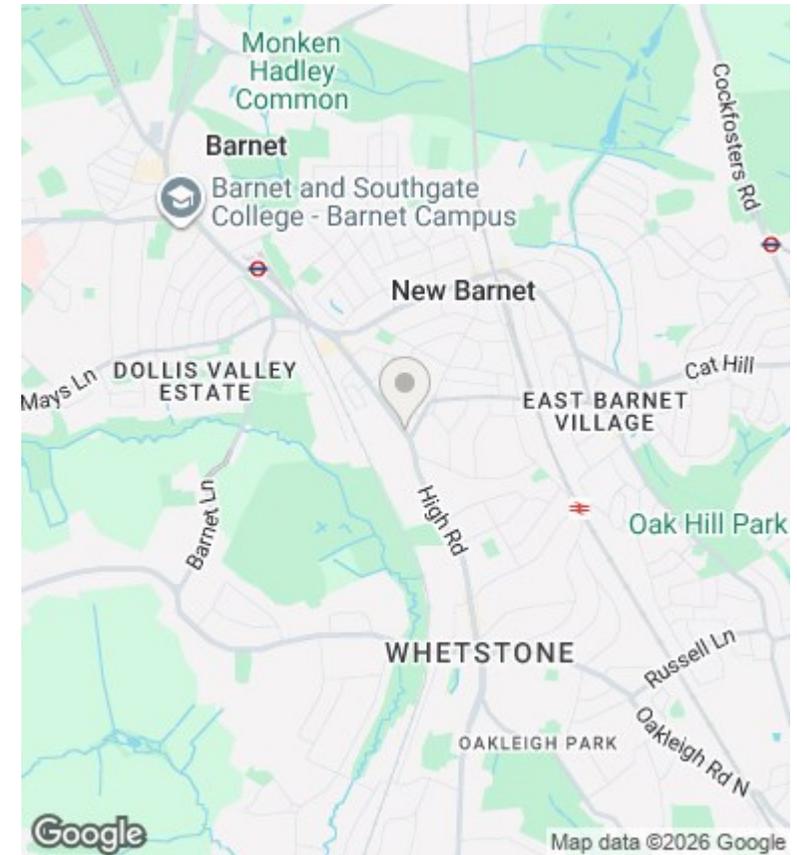


Approximate total area<sup>(1)</sup>  
80.5 m<sup>2</sup>  
868 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Directions

7 Ballards Lane, Finchley, London, N3 1UX  
02083499000

## Viewings

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

## Council Tax Band

E

## EPC Rating:

E

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | <b>77</b> |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | <b>48</b>               |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Hello@simonclarke.co.uk  
www.simonclarke.co.uk