

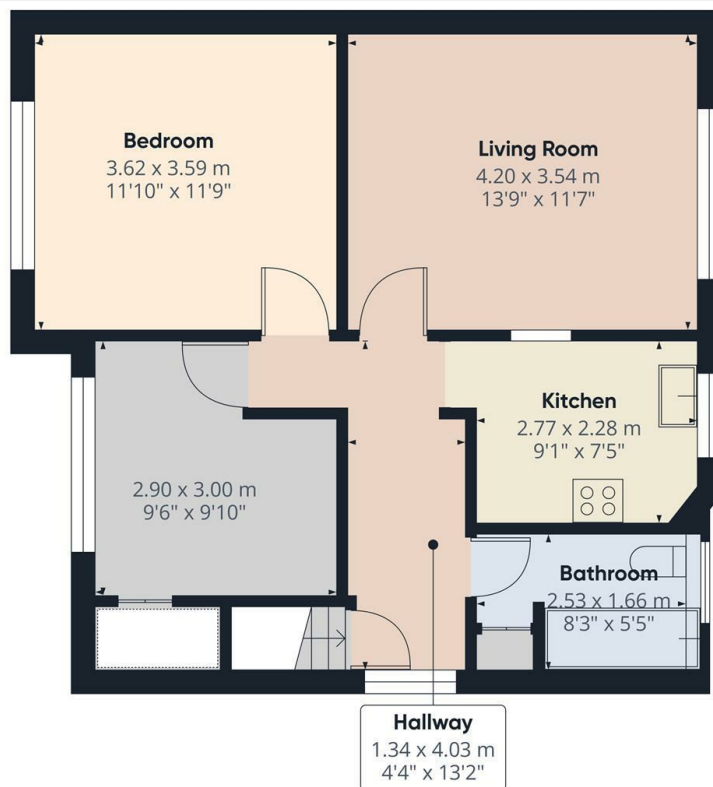


Cromwell Close, London, N2 0LL

£2,100 PCM

- FULLY REDECORATED THROUGHOUT
- Modern fitted kitchen
- Available on long term tenancy (initial 12 months)
- Available NOW
- 2 Bedroom first floor maisonette
- Fitted wardrobes in both bedrooms
- Council Tax band D
- Large private garden with maintenance included
- Situated on a quiet no-through residential road
- Furnished / unfurnished





Floor 1

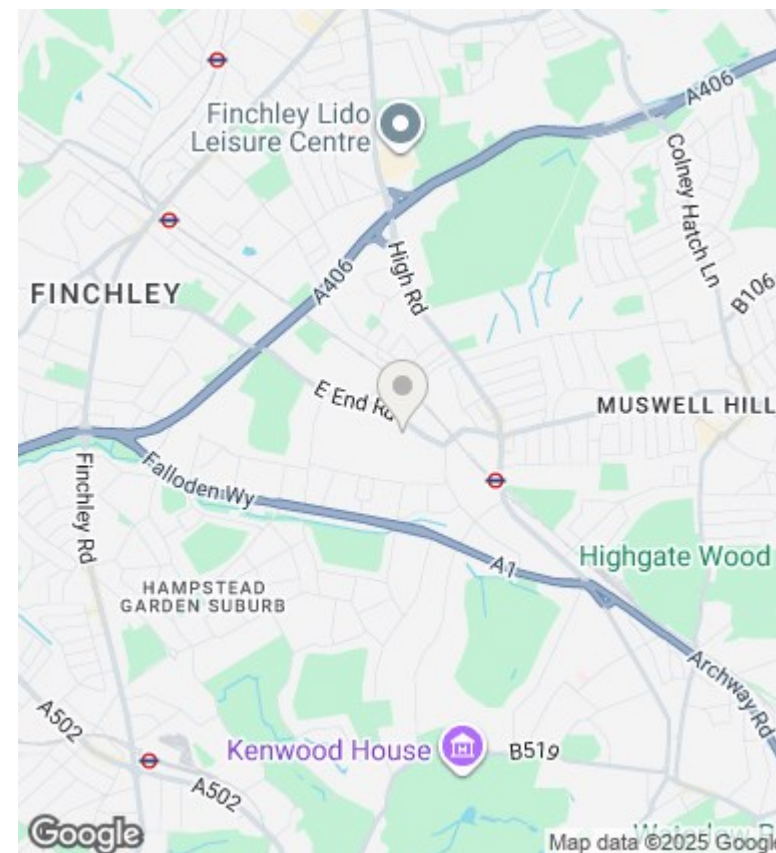


Approximate total area<sup>(1)</sup>  
51.9 m<sup>2</sup>  
559 ft<sup>2</sup>

(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

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	