



BRITANNIA ROAD
N12 9RU

£1,300 PER MONTH

IMMACULATED PRESENTED, BRIGHT, SPACIOUS AND MODERN STUDIO FLAT IN A SMALL PURPOSE BUILT BLOCK, SITUATED OFF THE HIGH ROAD WITHIN CLOSE PROXIMITY OF WOODSISE PARK (NORTHERN LINE) TUBE STATION, LOCAL SHOPS AND RESTAURANTS, LOCAL TRANSPORT AND LOCAL GREEN SPACES. THE STUDIO BENEFITS FROM HAVING A GOOD SIZE CONTEMPORARY OPEN PLAN FULLY EQUIPPED FITTED KITCHEN/LOUNGE/BEDROOM, MODERN BATHROOM/WC WITH SHOWER ATTACHMENT TO WALL, MAINLY CARPETED WITH LINO IN THE KITCHEN AREA AND BATHROOM, FULLY DOUBLE GLAZED THROUGHOUT AND WITH A LIFT IN THE BUILDING. AVAILABLE ON AN UNFURNISHED BASIS FROM NOW

DAVID HARRIS & CO



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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