



## ULLESWATER ROAD, SOUTHGATE, N14

### 3 BED HOUSE - SEMI-DETACHED

£3,300 PER MONTH

\*Families Only due to licencing\* Impressive recently refurbished three-bedroom, two storey Victorian semi-detached house nestled on charming Ulleswater Road.

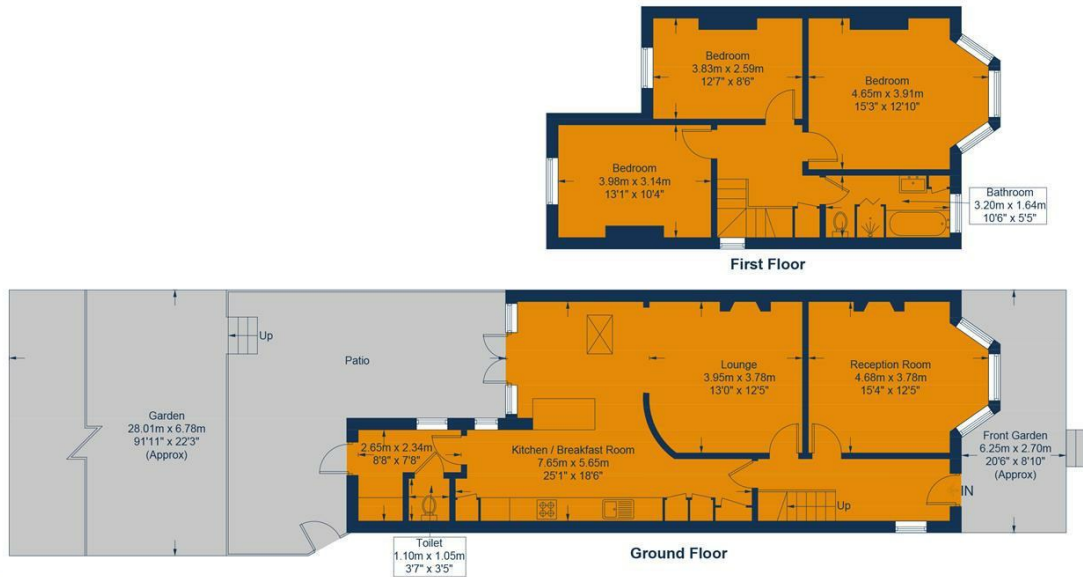
The property consists of a spacious hallway, separate reception with a wonderful bay window flooding the room with light. A well-proportioned kitchen/dining space that flows to a further lounge with entry also from the hallway sits at the rear of the property overlooking a large south-facing garden with side access and patio area. A utility area and W/C complete the ground floor.

The first floor encompasses a large landing, oversized master bedroom, two further double bedrooms, family bathroom with shower cubicle, boarded loft storage with drop down ladder and hallway landing storage cupboard.

# Hemmingfords

Ulleswater Road, N14

Approximate Gross Internal Area = 127.61 sq m / 1373.59 sq ft



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(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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