



**16 MIMOSA AVENUE ROAD**  
N15 5JF

**£1,700 PCM**


A two double bedroom, second floor apartment situated in N15.

The property comprises of a spacious living area, separate kitchen, two double bedroom and a tiled bathroom.

Offered furnished or unfurnished.

**Hemmingfords**



| 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>                                   |   |           |
| (55-68) <b>D</b>                                   | 65  | 66        |
| (39-54) <b>E</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  |           |

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

Hemmingfords Lettings & Sales  
 Second Floor  
 34 Upper Street  
 London  
 N1 0PN

020 3890 7470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

**Hemmingfords**