



CAVENDISH ROAD, LONDON, N4

3 BED MAISONETTE

£2,400 PER MONTH

A Hemmingfords Collection: A newly refurbished, wonderful three double bedroom split level property situated off Green Lanes

Ready for immediate occupation this property comprises a large bay reception room, recently updated kitchen, three bedrooms and a modern tiled bathroom. Located well for access to all the local shops and Harringay overhead station.

Offered furnished or unfurnished

Hemmingfords

Cavendish Road, N4

CAPTURE DATE: 06/02/2021 LASER SCAN POINTS: 2,735,854

GROSS INTERNAL AREA

89.81 sqm / 966.71 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
89.81 sqm / 966.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
79.34 sqm / 854.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

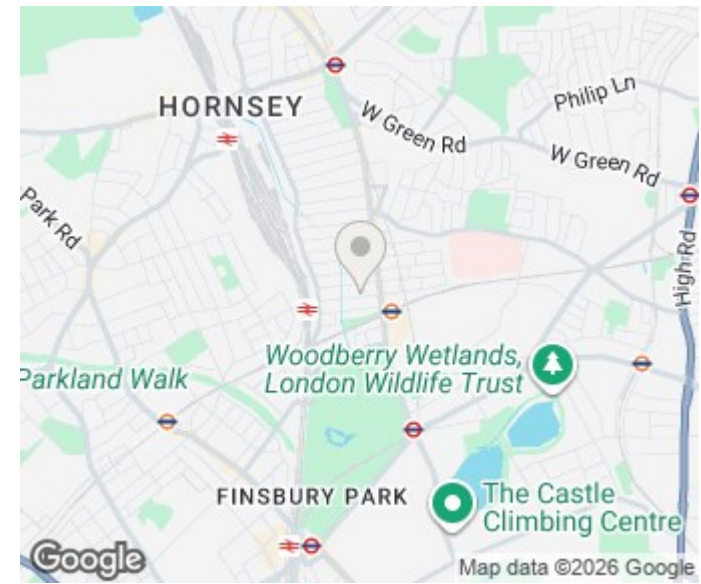
IPMS 3 RESIDENTIAL 83.51 sqm / 898.89 sqft
IPMS 3 COMMERCIAL 80.32 sqm / 864.50 sqft

spec Verified

RICS
Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec id: 60x29224964920d8f82e609



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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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