



## 36 DIGBY CRESCENT N4 2HR

£4,000 PCM

\*PRIVATE GARDEN\* Hemmingfords are pleased to offer this four bedroom property with an expanse of living, this desirable period conversion situated moments from Clissold Park.

Light, bright and airy accommodation laid over the ground and lower ground floors. Consisting of a open plan kitchen living area leading to a private garden, three double bedrooms, one single bedroom and two bathrooms

The property has been kept to the good standard with a mixture of laminated flooring, warm colors and flexible furnishing.

Located just moments from the vibrant shops, bars and restaurants of Stoke Newington & Finsbury Park, with beautiful Clissold Park on your doorstep.

# Hemmingfords



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>		74
(55-68) <b>D</b>	59	
(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	

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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