



## 81 SPRINGFIELD ROAD N15 4AY

£3,500 PCM

A well presented four double bedroom house situated moments from Tottenham Hale Tube Station, Seven Sisters Rail Station.

The property comprises of a separate reception, large eat in kitchen, four double bedrooms and two bathrooms, WC, stripped wooden flooring, double glazing, gas central heating and a private garden.

Springfield Road is a popular, tree-lined residential street in N15 and adjacent to Broad Lane within easy reach of excellent amenities including a variety of branded outlets, restaurants, cafes and bars that Tottenham and Seven Sisters has to offer. The property is within strolling distance for both Seven Sisters and South Tottenham Stations (Victoria Line) offering easy access into the City & Central London.

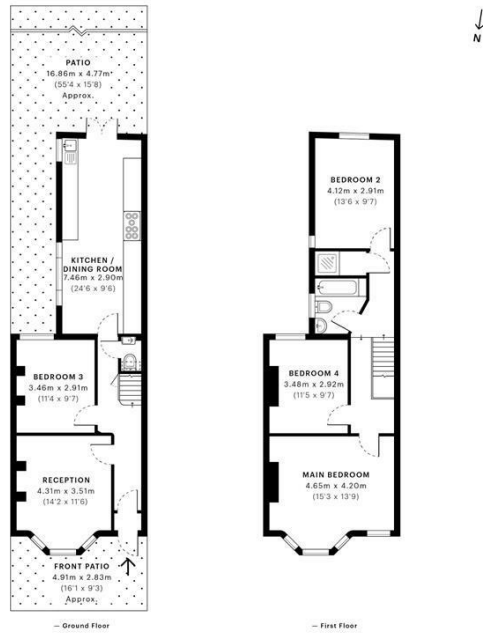
**Hemmingfords**

**Springfield Road, N15**

CAPTURE DATE: 29/06/2022 LASER SCAN POINTS: 118,524,459

GROSS INTERNAL AREA

112.03 sqm / 1205.88 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
112.03 sqm / 1205.88 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered deck spaces  
104.62 sqm / 1126.27 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.28 sqm / 3.01 sqft

**spec Verified**

**RICS**  
Chartered 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.

**IPMS Residential:** 109.72 sqm / 1181.02 sqft  
**IPMS Commercial:** 103.82 sqm / 1120.04 sqft

spec id: 62ab71370ca6b3649034



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