



## 37 RICHMOND ROAD LONDON, N11 2QR

£2,500 PCM

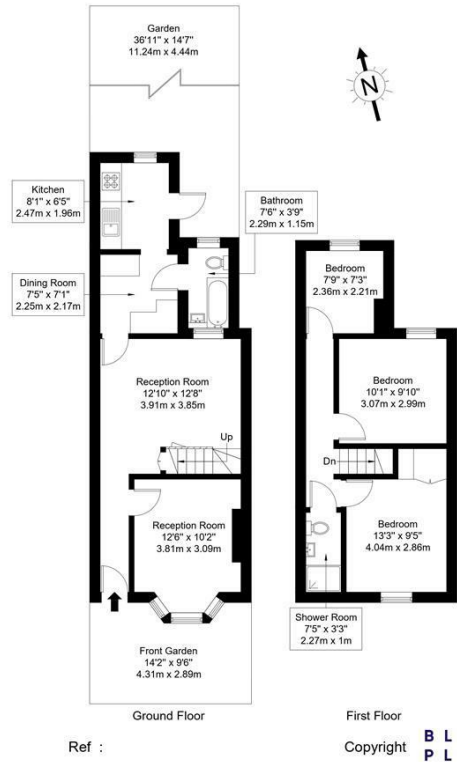
\*NO HMO LICENCE\* - Presented three double bedroom mid terrace property with the benefit of a study room. This family home offers three double bedrooms located on the first floor, an extra study room/ dining room on the ground floor, a family sized living room, a spacious fully fitted modern kitchen, a three piece family bathroom located on the ground floor and a three piece shower room on the first floor. The property also offers a beautiful rear garden, front garden and is located in the heart of N11.

With charming cafes lining the high street, a wealth of independent stores, and a variety of delightful pubs and restaurants, a genuine sense of community thrives here. Families are also often drawn to the area due to the numerous schools and nurseries right on your doorstep. Bounds Green tube station enjoys excellent connectivity, thanks to the Piccadilly Line, granting you access to central London

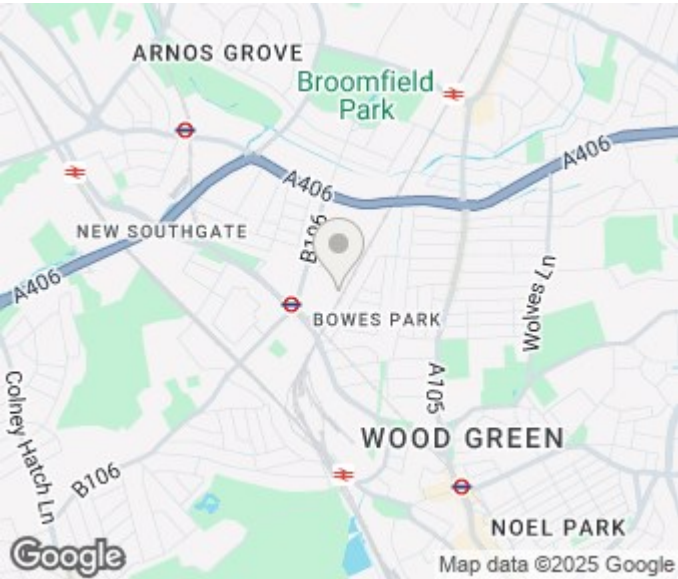
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Approx Gross Internal Area = 79.2 sq m / 853 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 84        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 62                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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