



## BLAYDON CLOSE, LANSDOWNE ROAD, 1 BED APARTMENT

£1,500

This well presented and bright apartment has a nice warm décor that gives a very comfortable and cosy feel.

The property which is presented unfurnished consists of a spacious reception room with dining area, newly fully fitted kitchen with appliances, a large master bedroom, spacious family bathroom and plenty of storage.

Situated in this ever-popular North London N17 post code offering you plenty to do and enjoy from bistros like the Bluecoats to many taverns and breweries. There's also good cafes, eateries and open spaces along the River Lea to enjoy.

Conveniently located for access to Northumberland Park br (Liverpool Street St in 20 Mins) and close to Transport and local amenities, as well as bus routes direct into central London.

# Hemmingfords

Blaydon Close, N17

Approximate Gross Internal Area = 48.81 sq m / 525.39 sq ft



**First Floor**

Brought to you by:

**Hemmingfords**

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Hemmingfords Lettings  
 34 Upper Street  
 London  
 N1 0PN

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

**Hemmingfords**