



Sycamore Hill, Friern Barnet, N11

 1 Bedroom  1 Bathroom  1 Reception

£1,450 PCM



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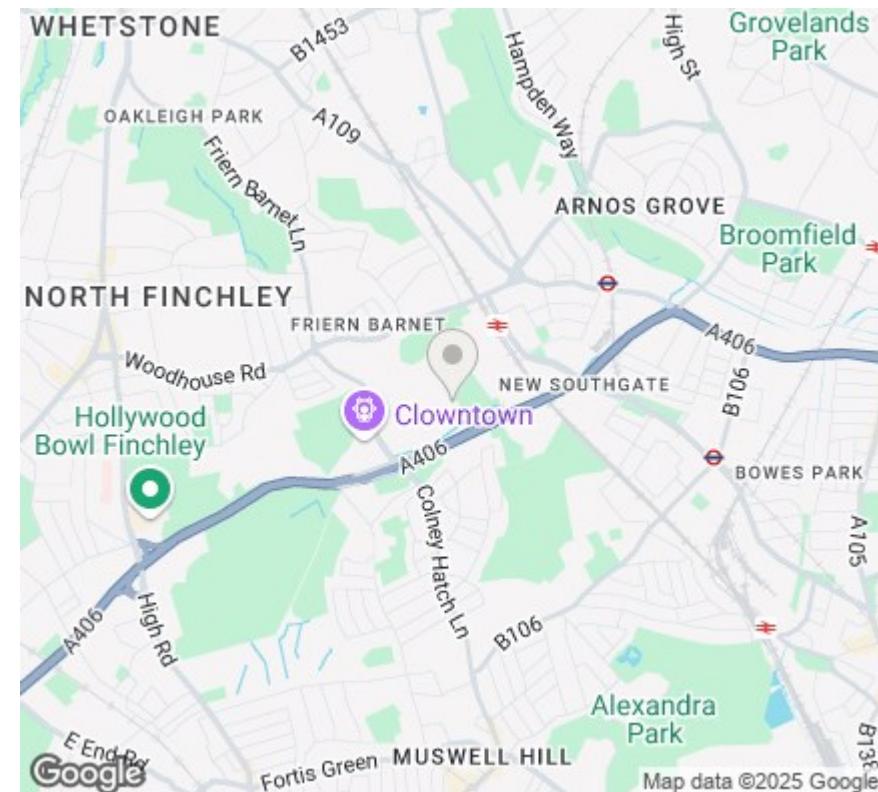
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Key Features

- One Bedroom Maisonette
- Modern Open Plan Kitchen
- Off Street Parking
- Double Glazing
- Good Size Lounge

Other Information

Council Tax Band: C
Length of Tenancy: Long Let
Deposit: £1,670



Nearest Stations

New Southgate Station	0.3 miles
Arnos Grove Station	0.7 miles
Bounds Green Station	1.0 miles

Property Description

A charming one-bedroom first-floor maisonette located in a sought-after residential development, offering convenient access to local shops, amenities, and the A406. This property features a spacious lounge with a modern open-plan kitchen, a contemporary bathroom, double glazing, and off-street parking for one car. To fully appreciate the excellent size, prime location, and overall condition, an internal viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	77
(69-80) C		
(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



Total floor area 47.3 sq.m. (509 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.