

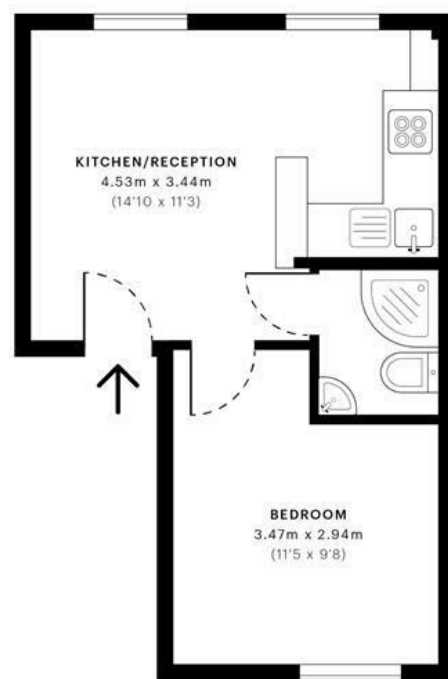


Broad Lane, N15

CAPTURE DATE 18/05/2021 LASER SCAN POINTS 774,477

GROSS INTERNAL AREA

25.97 sqm / 279.54 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
25.97 sqm / 279.54 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
25.17 sqm / 270.93 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 3B RESIDENTIAL 26.23 sqm / 282.34 sqft
IPMS 3C RESIDENTIAL 25.44 sqm / 273.83 sqft
SPIC ID: 60a23f9686c4db0e37f9b6af5

Directions

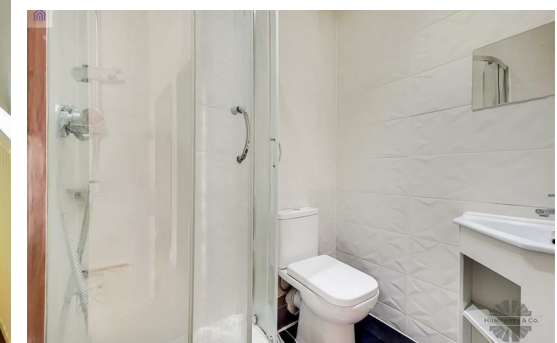
Contact

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1 Bed
Flat
located in



Flat 3 75 Broad Lane

N15 4DW

£1,350 PCM



SECOND FLOOR FLAT --- OPEN PLAN --- AVAILABLE FROM THE 4TH JULY --- FULLY FITTED KITCHEN --- DOUBLE GLAZED & GAS CENTRAL HEATING --- LAMINATE FLOORING THROUGHOUT --- DOUBLE BEDROOM --- FULLY TILED BATHROOM

Nestled in the vibrant area of Tottenham, this recently refurbished second-floor flat on Broad Lane offers a modern and inviting living space. With one well-proportioned bedroom and a stylish bathroom, this property is perfect for individuals or couples seeking a comfortable home.

The open-plan design creates a seamless flow between the living and kitchen areas, making it ideal for both relaxation and entertaining. The fully fitted kitchen is equipped with contemporary appliances, ensuring that cooking and dining experiences are both enjoyable and efficient. Natural light floods the space, thanks to the double-glazed windows, enhancing the overall warmth and ambiance of the flat.

Available from the 4th of July, this property presents an excellent opportunity for those looking to settle in a lively neighbourhood with a rich cultural scene. With its modern finishes and convenient location, this flat is sure to appeal to a wide range of prospective tenants. Don't miss the chance to make this delightful flat your new home.

Summary

SECOND FLOOR FLAT --- RECENTLY REFURBISHED --- OPEN PLAN --- AVAILABLE FROM THE 29TH AUGUST --- FULLY FITTED KITCHEN --- DOUBLE GLAZED & GAS CENTRAL HEATING --- LAMINATE FLOORING THROUGHOUT --- DOUBLE BEDROOM --- FULLY TILED BATHROOM London's Local Property Agent, Humphrey & Co Estates introduce to the rental market this recently refurbished second floor flat in the heart of Tottenham. The flat comprises of an open plan lounge/kitchen with a breakfast bar, large double bedroom, fully fitted kitchen and a fully tiled shower room finished to a high spec. Laminate throughout, gas central heating and double glazed. Furnished or Unfurnished. Ideal for working professionals. Please call our friendly lettings team to secure a viewing.



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

