



, GFF 85

Dongola Road | Tottenham | London | N17 6EB

**£1,700 PCM**



**STRETTONS**

## Key features

- Recently Redecorated
- Ground Floor Apartment
- Two Double Bedrooms
- Unfurnished
- Private Rear Garden
- 0.8 miles to Seven Sisters Underground Station (Victoria Line) & 0.7 miles from Bruce Grove Overground Station
- EPC Rating D (64)
- Council Tax Band B
- Available on a 12 Month Assured Shorthold Tenancy Agreement
- Available 02/03/2026



## Description

Strettons Residential are delighted to offer, this recently refurbished ground floor Victorian two double-bedroom property with private garden. Located 0.8 miles from Seven Sisters Station on the Victorian Line and 0.7 miles from Bruce Grove Overground Station, where you can access London Liverpool Street in a mere 18 minute train journey.

The property comprises of a reception room, modern fitted kitchen with appliances, three piece bathroom suite and two double bedrooms. The door from the kitchen leads onto a large easily maintainable garden. The property is gas centrally heated and has double-glazed windows throughout.

### Tenancy Fees

### New Assured Shorthold

Tenancies Signed on or after 1st June 2019

Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

Variation of contract - £50 (inc. VAT) per variation

Change of sharer - £50 (inc. VAT) per replacement tenant

Early termination - Landlord's costs in re-letting the property as well as rent due until start

date of replacement tenancy. Costs to be no more than the maximum amount of rent

outstanding on the tenancy.

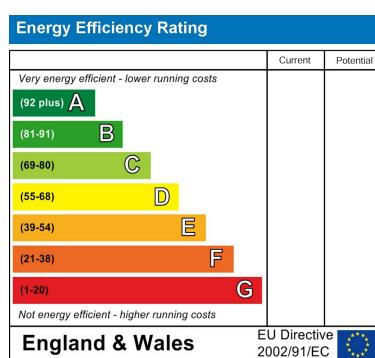


## Directions





## Floor plans



Council Tax Band **B**      EPC Rating



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