



## Pycroft Way, London, N9 9XX

**£1,150 PCM**

- Available August
- Recently Decorated
- Fully fitted kitchen
- Studio Apartment
- Allocated Parking
- One week holding deposit - £288.46 - 5 week security deposit £1,442.31

# Pycroft Way, London, N9 9XX

Nestled in the vibrant area of Pycroft Way, London, this charming studio apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. Available from August, this property is perfect for individuals or couples looking to embrace the dynamic lifestyle that London has to offer.

The studio is thoughtfully designed to maximise space and functionality, providing a cosy yet practical environment. It features a well-appointed bathroom, ensuring that all essential amenities are readily accessible. The open-plan layout allows for a seamless flow between living and sleeping areas.

Pycroft Way is well-connected, with various transport links nearby, making it easy to navigate the city and beyond. Residents can enjoy the benefits of local shops, cafes, and parks, all within a short distance, enhancing the overall appeal of this studio apartment.

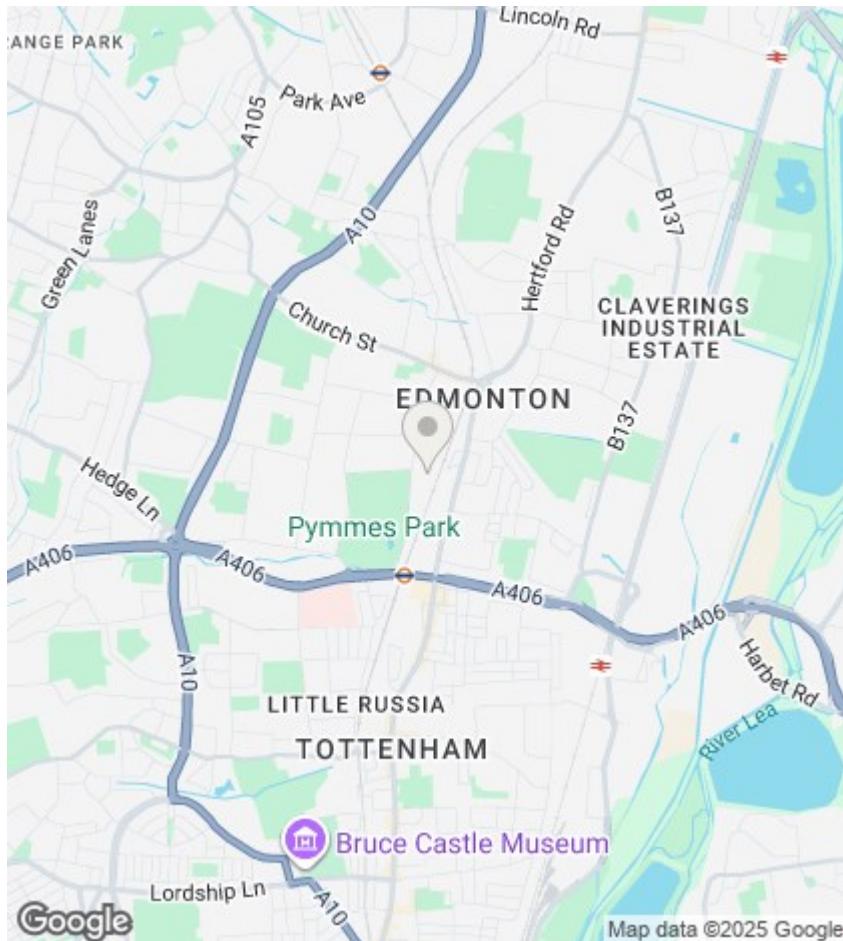
One week holding deposit - £276.92 - 5 week security deposit £1384.61



Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

### EPC Rating

C

### Council Tax Band

B

### Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.