



**Contact Us:**  
02072 490272

**E-mail us:**  
sales@michaelnaik.com

**Visit our website:**  
www.michaelnaik.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Three Bedroom House
- End of Terrace
- 1,316 sq. ft
- Private Garden Available Early March
- Part-Furnished

**£2,300 PER MONTH**



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 are advised to recheck the measurements.





# About The Property...

Michael Naik & Co offer this bright, spacious three bedroom terrace set on a quiet residential street in Tottenham, just a short walk from the vibrant high street as well as excellent transport links with train and bus services within short walking distance.

The property lends itself to either a family with the London Academy of Excellence Tottenham close by, in addition to lots of green space with both Bruce Castle Park and Down Lane Park within a mile from the property. Or equally, the property would be ideal for professional sharers, due to the house offering a vast amount of internal space for working from home and nearby stations allowing easy access to the City.

The property itself comprises of three well proportioned double bedrooms, a reception with adjoining study, an additional study to the first floor, ground floor bathroom, with two separate WC's, and a large kitchen/diner leading out onto a private garden, which is mostly paved - so easy to maintain but also features raised flower beds for green fingered tenants.

Available NOW and offered part-furnished.

Available Early March, Part-Furnished

Reservation Deposit - £530 (forms part of security deposit)

Security Deposit - £2,650

Council Tax - Haringey - Band D

