



Grosvenor Road London N10

£725 Per Week - Available 16/09/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully presented four bedroom family house to let. Situated close to Muswell Hill Broadway and local schools. Offered part furnished.

Spacious kitchen diner | Large private garden | Close to great schools | 2 receptions | 4 bedrooms | 2 bathrooms | Offered part furnished.

Description

A beautifully presented four bedroom family house to let. Situated close to Muswell Hill Broadway and within catchment of both Rhodes Avenue and Alexandra Park schools. The property comprises a spacious open plan kitchen and reception with direct access to a private garden, an additional reception, a spacious master bedroom with ensuite bathroom, three other bedrooms and a family bathroom. The property is offered part furnished

Furnishing

Part-furnished



Exterior



Reception 2

Hamptons Muswell Hill Lettings

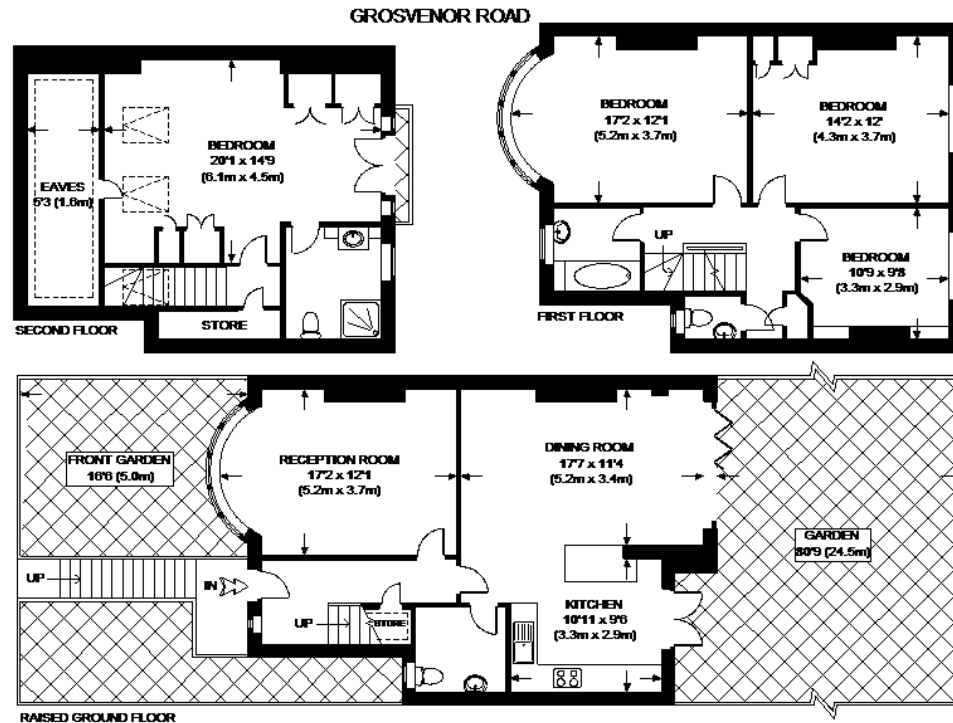
256 Muswell Hill Broadway

London N10 3SH

Tel: 0208 815 5976 - muswellhilllettings@hamptons-int.com

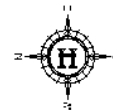
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Floorplan

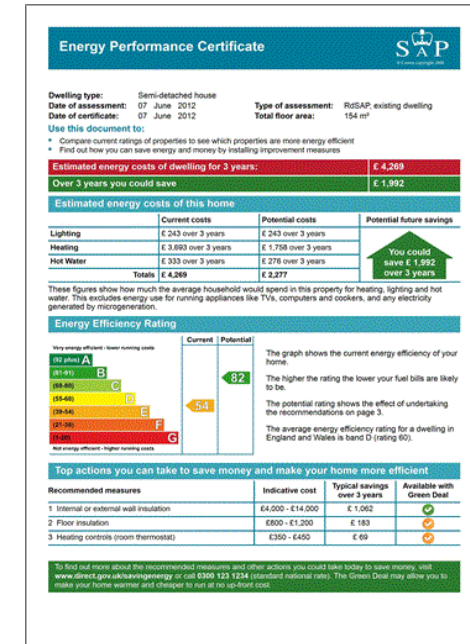


— RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M.
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EAVES)=
 RAISED GROUND FLOOR = 645 SQ. FT. (59.9 SQ.M.)
 FIRST FLOOR = 609 SQ. FT. (56.6 SQ.M.)
 SECOND FLOOR = 383 SQ. FT. (35.6 SQ.M.)
 TOTAL = 1637 SQ.FT. (152.1 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions relied upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.



Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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