

# MATTHEW JAMES

Residential Sales • Lettings • Management



Alexandra Park Road, London, N10 2AE

**£2,000 Per Month**

A spacious recently decorated two bedroom mansion flat with two reception rooms and galley kitchen.

The flat sits above local shops and is close to Alexandra Palace, Oliver Tambo Recreation Ground featuring tennis courts and a cafe and a short bus ride to Bounds Green Station. Muswell Hill Broadway is also just a short walk away.

This great flat is available unfurnished from mid September onwards.



## FIRST FLOOR ENTRANCE

Stairs up to

## TOP FLOOR

### Entrance Hall

Split level entrance hall with wooden flooring and very large storage cupboard.

### Lounge



A lovely bright room with an ornamental fireplace, sash windows to the front and a wooden floor.

### Bedroom One



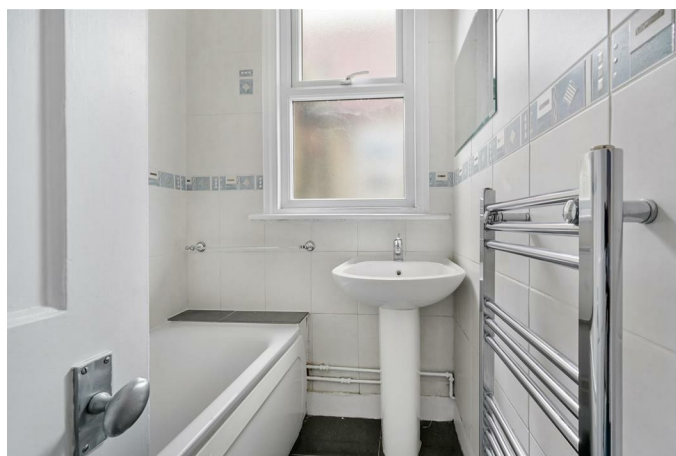
Fitted carpet, double glazed window to rear, twin built-in double wardrobes.

### Bedroom Two



Fitted carpet, sash window to the front.

### Bathroom



Panel enclosed bath with mixer tap and hand shower attachment, pedestal wash basin, double glazed window to rear, tiled walls and floor.

### Separate WC

Low flush WC, window, tiled floor.

### Breakfast Room



Wood flooring, double glazed window to rear, ornamental fireplace.

## Kitchen



Fitted wall and base units, work surfaces incorporating single stainless steel sink and drainer unit, dishwasher, washing machine, large fridge freezer, gas hob, electric oven with extractor canopy, double glazed window to rear. cupboard housing gas central heating boiler.

### Additional Information

Holding deposit required is equivalent to 1 weeks rent max (£507)

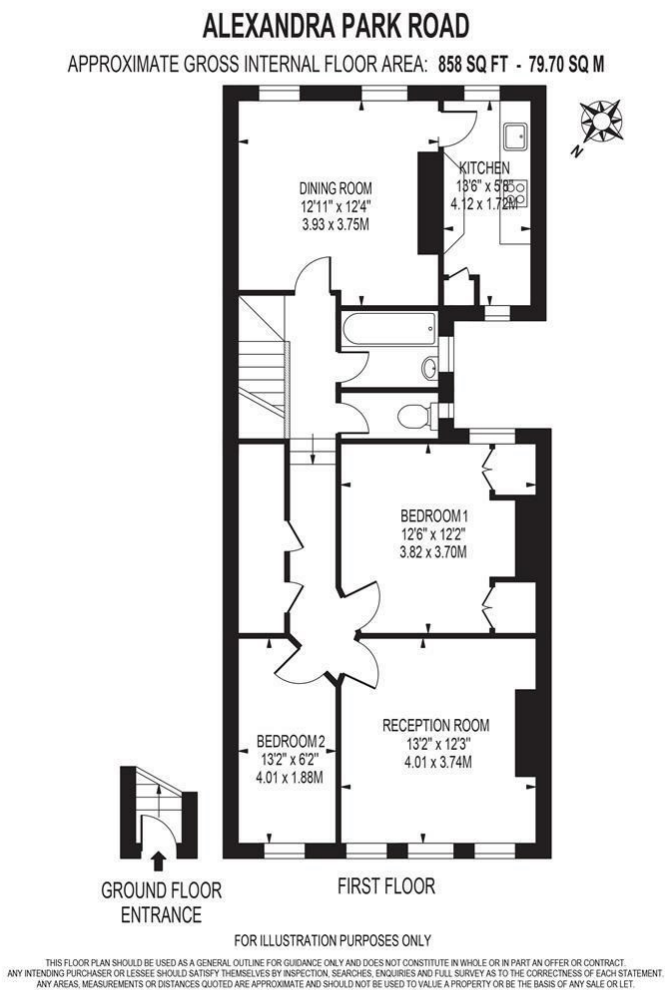
Full Deposit required is equivalent to 5 weeks rent max (£2535)

EPC rating E

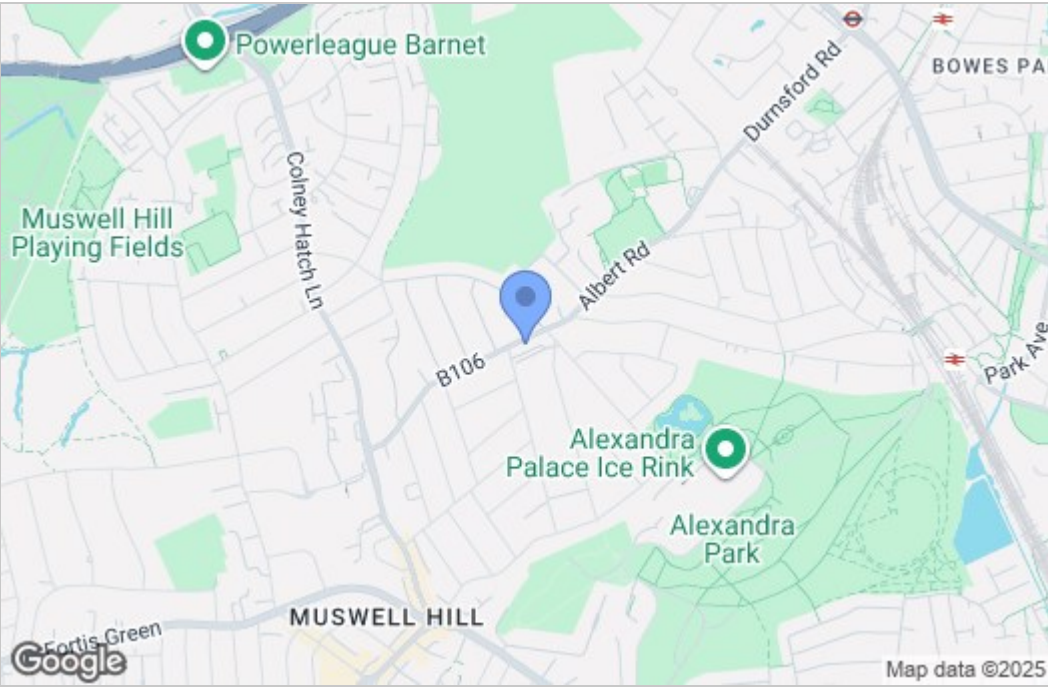
Haringey Council Tax Band C

Contract length 12 months

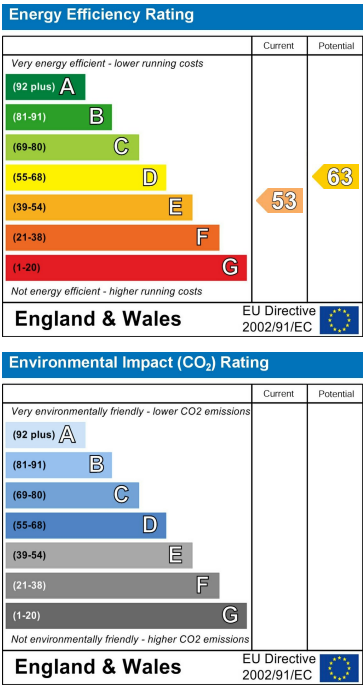
Floor Plan



Area Map



Energy Efficiency Graph



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