

HUNTERS

RESIDENTIAL SALES AND LETTINGS



BRUNSWICK GROVE, NEW SOUTHGATE, N11 1HN
£2,350 – PER CALENDAR MONTH

This attractive three bedroom Edwardian semi-detached house has been extended to the rear to offer generous ground floor accommodation with through lounge, open plan kitchen breakfast room and ground floor cloakroom. Situated in this quiet yet convenient location with Off street parking and a South facing rear garden the property is within 15 minutes walk of New Southgate Station and 20 minute of Arnos Grove Tube.

Having been redecorated throughout with new carpets to the through lounge this fantastic family home is available immediately, call now to book an appointment.

**THREE BEDROOM SEMI-DETACHED HOUSE
REDECORATED THROUGHOUT
NEW CARPETS ON THE GROUND & FIRST FLOOR
GOOD SIZE THROUGH LOUNGE
OPEN PLAN KITCHEN BREAKFAST ROOM
NEW BATHROOM SUITE
SUNNY ASPECT REAR GARDEN
EPC RATING D-66
OFF STREET PARKING
COUNCIL TAX BAND E - £2,244.20
UNFURNISHED**

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

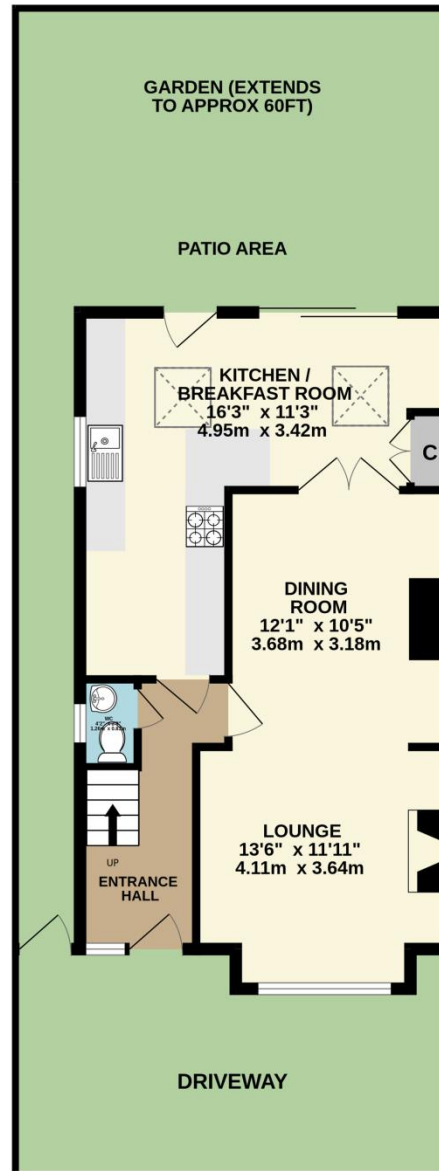
The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

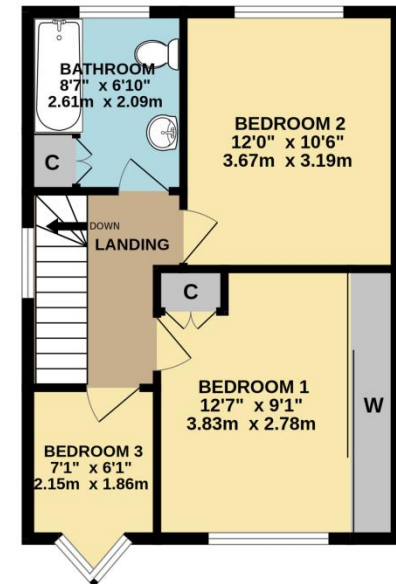
www.hunters-whetstone.co.uk

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023







HUNTERS
RESIDENTIAL SALES AND LETTINGS

99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

www.hunters-whetstone.co.uk