

HUNTERS

RESIDENTIAL SALES AND LETTINGS



GARSDALE COURT, DENHAM ROAD, N20 OLD
£1,300 PER CALENDAR MONTH

AVAILABLE IMMEDIATELY This purpose built, two bedroom third floor flat (no lift), is available to let UNFURNISHED.

Situated within a gated development the property is located in a low rise block, equidistant of Totteridge & Whetstone and Arnos Grove Tube Stations, and with local shops including Tesco Express within a short walk.

**TWO BEDROOMS * EN SUITE TO MASTER
 BEDROOM MODERN BATHROOM/W.C.
 LIVING ROOM * MODERN FITTED KITCHEN
 GAS CENTRAL HEATING * DOUBLE GLAZING
 RESIDENTS PARKING (NOT ALLOCATED)
 SECURE GATED DEVELOPMENT**

MONEY LAUNDERING REGULATIONS 2007: Prospective tenants 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 let

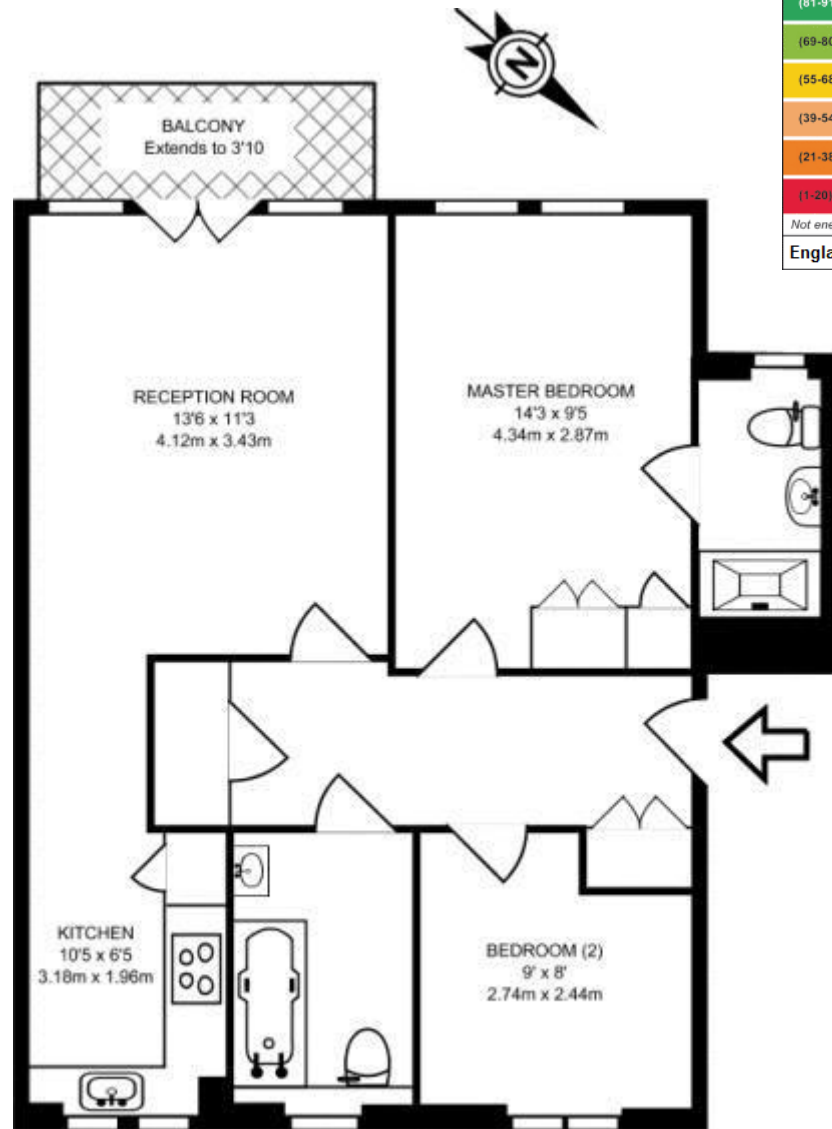
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



THIRD FLOOR GROSS INTERNAL FLOOR AREA
 618 SQ FT/57.44 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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