



 **4**
Bedrooms

 **2**
Bathrooms



Mantlestates are pleased to present this extended recently refurbished 4-bedroom terraced house, 2 bathrooms, off-street parking, a separate reception room with interconnecting doors to kitchen/ morning/ dining area with kitchen island, southerly facing rear garden with tree house & backing onto the park. Offered chain-free.

ENTRANCE: 12' 1" x 5' 04" (3.68m x 1.63m)

Double glazed door & window to the front aspect, laminate floor, radiator, spotlights.

FRONT RECEPTION: 13' 09" x 11' 1" (4.19m x 3.38m)

Double glazed window to the front aspect, radiator, laminate floor, coving to ceiling, ceiling rose, featured fireplace, interconnecting doors to...

KITCHEN/LOUNGE: 28' 02" x 14' 09" (8.59m x 4.50m)

28'02 X 14'01 > 13'06 Kitchen Area: double-glazed door to the garden, double-glazed door to the rear aspect, wall & base units, fitted dishwasher, fitted washing machine, 5-ring gas hob, extractor, electric oven/ grill, fitted fridge/ freezer, part tiled walls, kitchen island, spotlights, 2 skylights.

UNDER STAIRS STORAGE CUPBOARD: 8' 00" x 2' 05" (2.44m x 0.74m)

W/C: 4' 09" x 3' 03" (1.45m x 0.99m)

Low-level flush w/c, laminate floor, radiator, wash hand basin with mixer tap & vanity unit, part tiled walls, spotlights, extractor.

LANDING: 15' 01" x 6' 09" (4.60m x 2.06m)

Double glazed window to the front aspect, under stairs storage cupboard, laminate floor, spotlights.

FAMILY BATHROOM: 8' 29" x 6' 0900" (3.17m x 2.469m)

Double glazed window to the rear aspect, tiled wall, tiled floor, wash hand basin in vanity unit with mixer taps, mirror cabinet, panel bath with mixer tap & shower attachment, heated towel rail, low-level flush w/c, spotlights, extractor.

REAR BEDROOM: 12' 00" x 11' 09" (3.66m x 3.58m)

Double-glazed window to the rear aspect, radiator, and laminate floor.

FRONT BEDROOM:

Double glazed window to the front aspect, radiator, laminate floor, coving to ceiling, ceiling rose, fitted wardrobes.

LOFT LANDING: 7' 00" x 3' 02" (2.13m x 0.97m)

Spotlights, laminate floor.

REAR BEDROOM: 9' 2" x 13' 5" (2.79m x 4.09m)

Double-glazed window to the rear aspect, radiator, laminate floor, and spotlights.

EN-SUITE: 3' 00" x 10' 00" (0.91m x 3.05m)

Double glazed window to the rear aspect, tiled walls, tiled floor, low-level flush w/c, wash hand basin with mixer tap in vanity unit, heated towel rail, wall mirror, walk-in shower, spotlights, extractor.

FRONT BEDROOM: 10' 03" x 13' 00" (3.12m x 3.96m)

2 Velux windows to the front aspect, storage into eaves, laminate floor, spotlights, radiator.

GARDEN: 71' x 24' (21.64m x 7.32m)

South-facing garden, decking area & seating, garden shed, mainly laid to lawn, tree house.



£3,150 pcm
Brunswick Grove, London N11

Energy Efficiency

A B C D E F G

EPC

Coming soon

The graphic features a house outline on the left containing the text 'Energy Efficiency'. To its right is a vertical energy efficiency scale with seven horizontal bars, labeled A through G from top to bottom, transitioning in color from green to red. To the right of the scale, the letters 'EPC' are written in large, bold, red font. Below this, the text 'Coming soon' is written in a large, bold, dark grey font. A red horizontal bar with a small white icon is positioned below the text.

