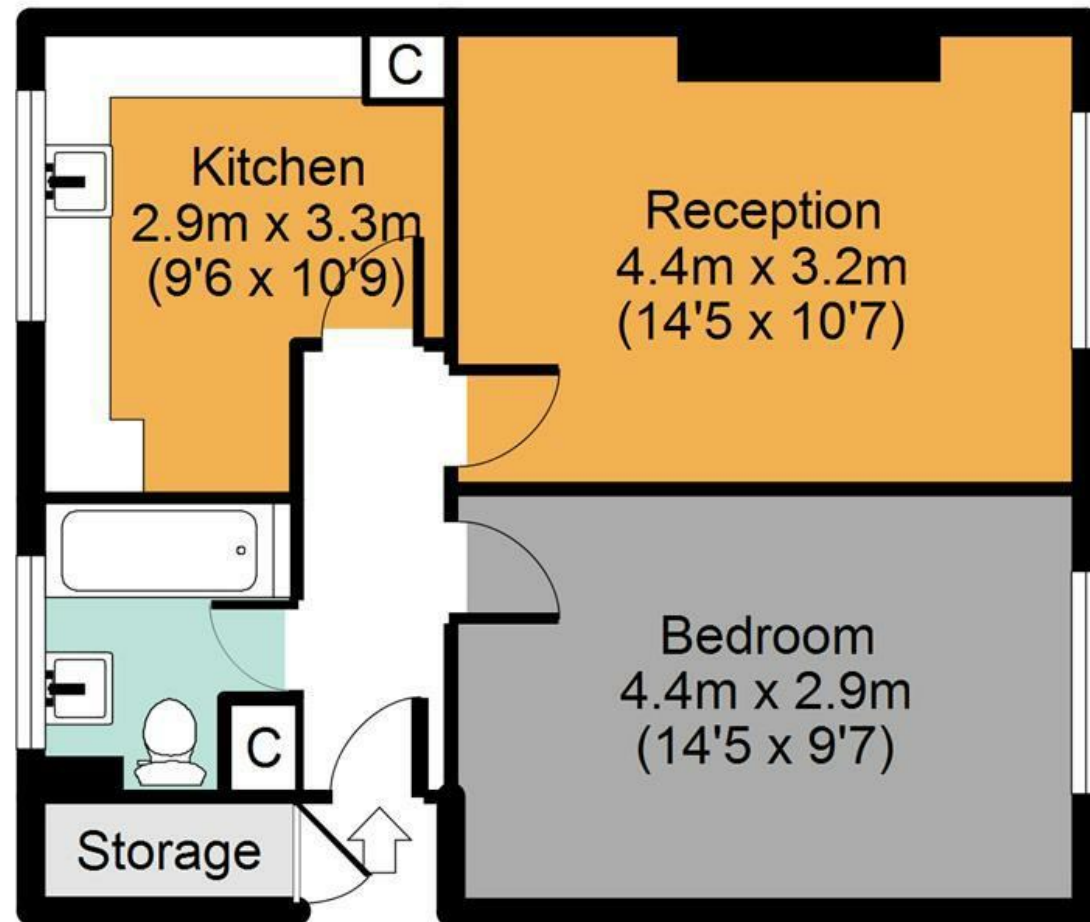




Hutton Court, N4

First Floor

Approx. 45 sq. meters (481 sq. feet)



Total area: approx. 45 sq. meters (481 sq. feet)
For illustration purposes only - not to scale



DAVIES & DAVIES ESTATE AGENTS

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HUTTON COURT

1 BEDROOM | 1 BATHROOM | P2084



OUR FAVOURITE FEATURES:

- >FLOATING WASHBASIN
- >HEATED TOWEL RAIL
- >EXCELLENTLY LOCATED

KEY FEATURES

- 1 BEDROOM APARTMENT
- INBUILT STORAGE
- NEUTRAL DECOR
- AVAILABLE FROM JANUARY 2021
- DOUBLE GLAZING THROUGHOUT
- 0.5 MILES TO FINSBURY PARK STATION

**YOURS FOR
£1,300 PCM**

Streaks of sunlight ebb and flow through the multi-sized double glazed windows into the southwest-facing reception room, highlighting the tastefully decked light wooden floors and charming pair of understated white floating shelves. Glancing out the window towards the setting sun, the inspired yogi within you relishes the chance to sip away a green tea before perfectly utilising the peaceful space for a spot of evening yoga to end the day. Glimpsing towards the corner enclave during practice, you ponder the endless possibilities for the cosy alcove – home office, miniature gallery space or comfy reading nook perhaps? Having remembered to store your yoga mat in the hallway storage cupboard, you spot the stainless steel heated towel rail mounted in the bathroom on your way, set amongst a charming floating washbasin and double mirrored cabinet. Grabbing a towel from the spacious double bedroom across the hallway, you concoct a cunning plan for a well-deserved late-night soak with your copy of *The Girl on the Train*, Philip Glass album and aromatherapy bath bomb in tow.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	73
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	75	76
	EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

