

# BLACK KATZ

Management & Lettings



**1 Bedroom Flat Rent In HARINGEY LADDER £ 325pw (£1408 pcm)**

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**<p>Large one bedroom flat located on the Harringay Ladder. Set on the 1st floor of a period house the flat benefits from a good sized kitchen diner and a bright and airy lounge, high ceilings and neutral decor.</p><p>Effingham Road is ideally located to the shops, bars and restaurants in Muswell Hill and Crouch End while the lovely Alexandra Park is also nearby. Turnpike Lane (Piccadilly Line) is close by for excellent links into the City and West End.</p>**

**E.P.C. RATING: C**

### **Property Features**

**. Beautiful tree lined street . Carpets throughout . Washing Machine . Fitted Kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Zone 3 . 5 weeks deposit . Tiled bathroom . Double Height Ceilings . Period Conversion . Victorian conversion . Gas Central Heating . Good decorative order . Spacious Living Room**

### **Place of Interest Locally**

**Saint John Vianney Roman Catholic Primary School - 0.16 miles. Nat Yelverton Music Tuition - 0.23 miles. "Harpist in London" - 0.24 miles. Busy Bunnies - 0.29 miles. South Haringay Infant School & The Ladder Children's Centre - 0.31 miles. Woodlands Park Nursery School & Children Centre - 0.31 miles. Smart Learnersâ€™ Club - 0.32 miles. South Haringey Infant School - 0.32 miles. TAIBA MOSQUE COMPLEX - 0.33 miles. West Green Primary School - 0.35 miles. Rock Vocal Coach London - 0.39 miles. music teacher - 0.4 miles. Park View School - 0.49 miles. sign and rhyme - 0.58 miles. Saint Mary's Church of England Infant School - 0.61 miles.**



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**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.