

HUNTERS

RESIDENTIAL SALES AND LETTINGS



STEVENSON CLOSE, NEW BARNET, EN5 1DR
£1,200 PER CALENDAR MONTH

*****AVAILABLE EARLY APRIL*****

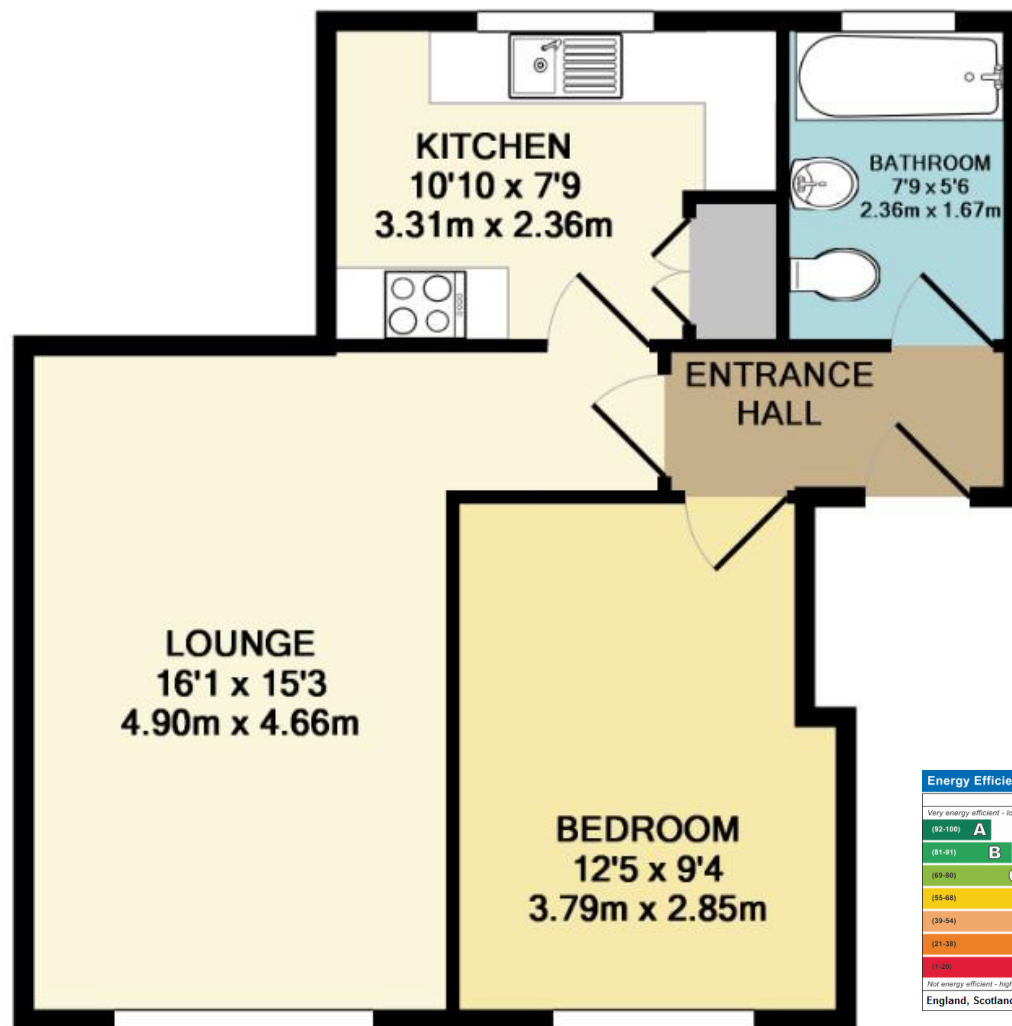
This bright and spacious first floor one bedroom flat has been maintained to a good standard and is ideally situated for the commuter being approx. 100 yards from Oakleigh Park Station (Kings Cross/St. Pancras approx. 20 mins). The property is available for occupancy in early April subject to references.

**ONE BEDROOM * MODERN BATHROOM/W.C.
FITTED KITCHEN * RECEPTION ROOM
ELECTRIC HEATING * PART DOUBLE GLAZING
AVAILABLE EARLY APRIL
COUNCIL TAX BAND C – £1,552.26 PER ANNUM**

1. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(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			

TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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