



## Station Road, N11 1QE

£1,650 Per Week -

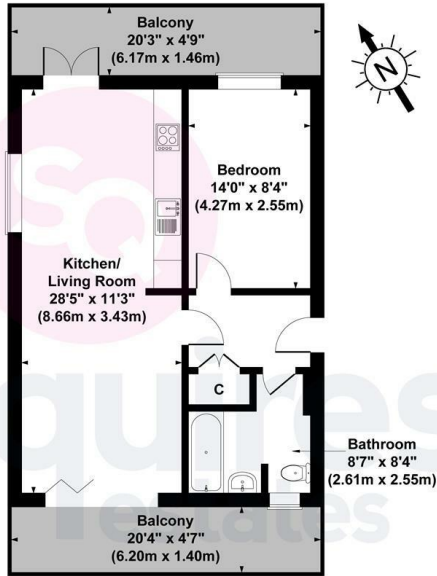
Fantastic brand new one bedroom flat located on the 2nd and top floor of this new build block in New Southgate. Good sized reception room with open plan kitchen. Large private balcony. One double bedroom. One off street parking space. Unfurnished and available immediately

Council tax band TBC  
Deposit £1903.84

- One double bedroom
- Top floor
- Brand new
- Private balcony
- Unfurnished
- Available immediately
- Parking space
- Council tax band TBC

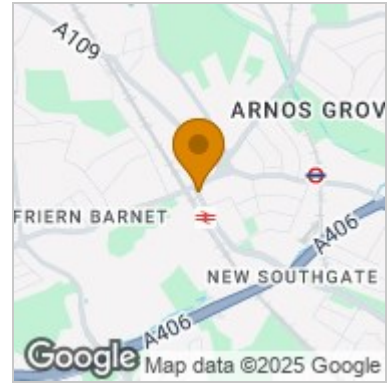
## Floor Plan

**Rama Court Station Road N11 1QE**  
Gross Internal Area 581 sq ft / 54 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Hendon Branch

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### Mill Hill Branch

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