



Effingham Road, N8 0AD
£1,350 per month | 2 Bedroom Flat





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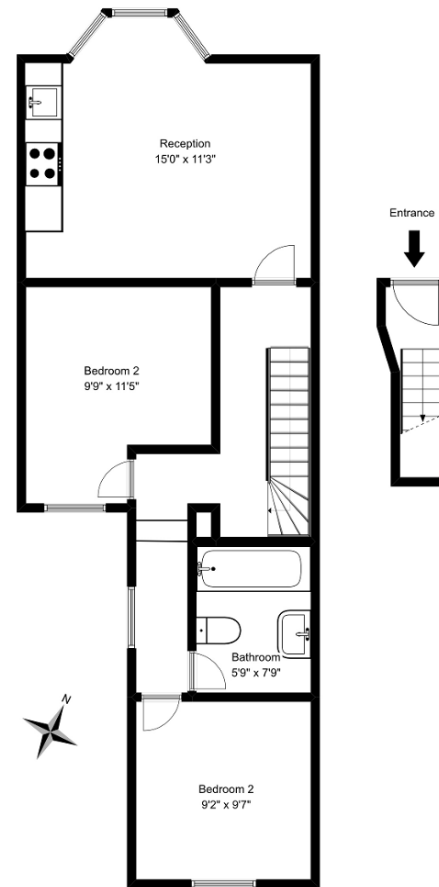
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A refurbished two bedroom, first floor flat in this period conversion. This flat features a modern open plan living room/kitchen, two well proportioned bedrooms and modern bathroom suite. Further benefits include double glazing throughout and gas central heating. This property is offered with bright and neutral decor and in excellent all round decorative condition with newly fitted carpets.

Available from November 5th 2021

Effingham Road is a quiet street located just off Green Lanes. The extensive shopping facilities of Wood Green and Haringey Village are within a short walk. Turnpike Lane tube (Piccadilly Line), the 24 hour bus network and the open spaces of Finsbury Park, with its numerous leisure facilities, are also close to hand.

Approx. Gross Floor Area: 48.4 sq. meters • 521 sq. feet



1st floor

For illustrative purposes only. Not to scale.



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £50 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

Should you wish to terminate your tenancy before the end of the fixed term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Residential will draw up a tenancy agreement for signature by all parties.

An administration fee of £25 will be charged for each letter sent by Ashmore Residential regarding late or non-payment of rent or administration charges.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		