



Downhills Way, N17 6AL

£2,200 per month | 4 Bedroom Terraced





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A refurbished four bedroom terraced house located on Downhills Way, set back from the road and overlooking a large green area. This home features wood flooring throughout and large kitchen with dining room leading to the rear garden. On the 1st floor there are 2 ample bedrooms with lots of fitted storage, modern bathroom, and bedroom 3 that can also be used as a guest room/office/study. On the top floor there is a further bedroom with ample fitted storage.

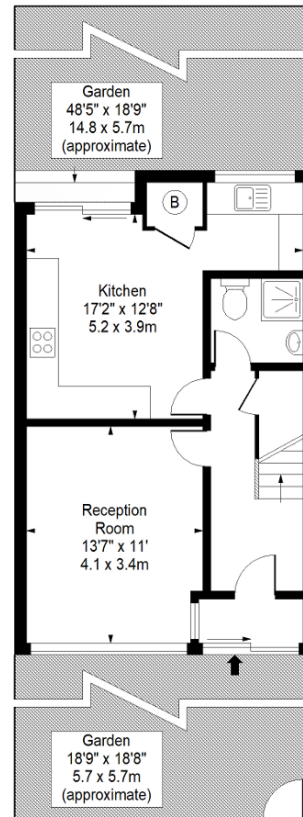
This home is offered with bright neutral decor, double glazing throughout and gas central heating.

Downhills Way is located off Lordship Lane and is within a short walk of the local independent shops and Wood Green Shopping Centre. The area is well served by local bus routes and is within close proximity to Turnpike Lane Tube Station.

There are numerous local schools within the vicinity as well as the open spaces and leisure facilities of Downhills Park.

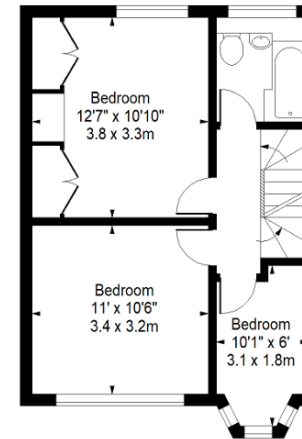
Downhills Road

Approx. Gross Internal Area 1040 Sq Ft - 96.62 Sq M



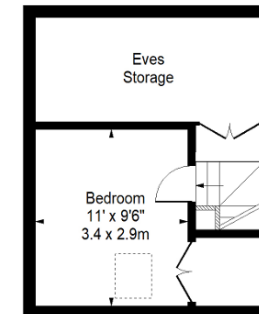
Ground Floor

Floor Area 481 Sq Ft - 44.68 Sq M



First Floor

Floor Area 412 Sq Ft - 38.27 Sq M



Second Floor

Floor Area 147 Sq Ft - 13.66 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com



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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Tenant/Occupant change Fee £50 + VAT per person

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