

**20 Goddard Place
London N19 5GS**

£3,850 Per Calendar Month

Capital Homes are extremely pleased to offer for rent this outstanding, super high-spec, three bedroom, two bathroom townhouse situated in the confines of a gated development just minutes walk from both Tufnell Park & Archway Underground Stations (Northern Line) and local amenities.

Internally the property is presented to an exceptional standard with bespoke made to measure fittings throughout, wooden flooring throughout, sonos system fitted in all rooms, bifold garden door, CP Hart bathrooms, Bespoke doors throughout, underfloor heating throughout, fully equipped NEFF kitchen with integrated appliances including fridge freezer, microwave, oven, induction hob and dishwasher.

Comprising of three double bedrooms (one very large) all with built-in storage, master bedroom coving the



Property Features

- Three bedroom
- High-spec
- South facing garden
- Sonos system fitted in every room
- Rear Extension
- Town house
- Two bathroom
- Under floor heating
- Fully equipped kitchen
- Open plan living area

Full Description

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Comprising of three double bedrooms (one very large) all with built-in storage, master bedroom covering the entire top floor (second floor) benefiting from ample of storage space and a

three piece suite en-suite, main bathroom (first floor) benefiting from a bathtub, shower and television entertainment , large open plan kitchen/living with a rear extension, downstairs wc room and a private very well maintained south facing garden. additional benefits includes, double glazing throughout, water soften, security alarm system, security safes, within a catchment area.

The property comes with a designated parking bay conveniently situated outside and is offered, furnished, part furnished or unfurnished.

Bills excluded

One months rent in advance

Five weeks security deposit

Council tax band "F"

Viewings is highly recommended and can be arranged via Capital Homes Lettings Department







Main area: Approx. 120.4 sq. metres (1296.4 sq. feet)
Plus garages, approx. 9.9 sq. metres (106.3 sq. feet)



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	77	86	Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	78	86
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements