



## 170 HUXLEY ROAD (STUDIO)\*\*\* LONDON, N18 1LE

£1,300 PCM

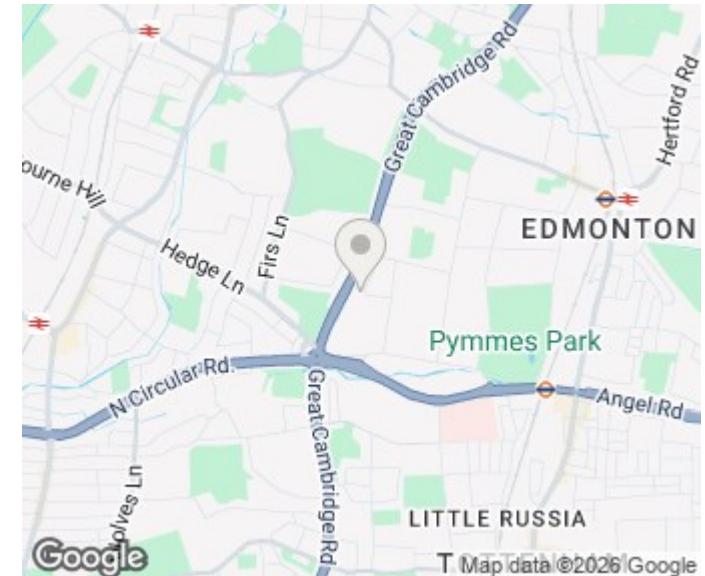
Welcome to this charming studio flat located on Huxley Road in the vibrant area of Edmonton, London. This self-contained property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals seeking a peaceful living environment.

The studio is generously sized, providing ample space for both relaxation and productivity. With double glazed windows, you can enjoy a tranquil atmosphere while benefiting from improved energy efficiency and reduced noise from the outside. The flat is situated in a quiet location, ensuring that you can unwind after a busy day in the city.

One of the standout features of this property is that all bills are included, allowing for hassle-free living without the worry of additional expenses. This makes it particularly appealing for those looking for a straightforward and manageable living arrangement.



Star Estates & Lettings



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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