

# MATTHEW JAMES

Residential Sales • Lettings • Management



Winton Avenue, New Southgate, N11 2AT

**£5,500 Per Calendar Month**

A hugely impressive 5 bedroom house covering in excess of 2700 sq.ft. with a front to rear reception room, well planned kitchen, large 'family' sun room, two bathrooms (one en suite) a further en suite shower room and substantial garage space. Within close proximity to Rhodes Avenue and Alexandra Park Schools, Bluebell Woods and Durnsford Recreation Ground as well as superb transport links into Central and the West End of London via Bounds Green tube (Piccadilly Line). Offered Unfurnished.

Available 13 September. No HMO Licence.

### Entrance Hall

Features include a built in under stairs storage, new carpets with fitted entrance mat and alarm system.

### Through Reception



An impressively large and bright front to back double reception room which features a large double glazed five window bay to the front of the property, original stripped back floorboards, decorative cornice work and central ceiling rose, double TV points and double doors leading to a fantastic family room to the rear of the property.

### Kitchen



This lovely kitchen features a range of white high gloss wall and base units with wooden work surfaces, a 'Stoves' seven ring gas hob with two main ovens, separate grill and a further bread oven, tall freestanding fridge/freezer, dishwasher, microwave and one and a half bowl sink with 'swan neck' mixer tap.

### Utility Room

Washing machine and shelving.

### Guest Cloak Room

Low flush w.c and wash hand basin set in a vanity unit with obscured double glazed window.

### Family Room



A striking contemporary space featuring full width floor to ceiling double glazed windows and large sliding doors allowing wide access directly onto the rear patio. Original wood flooring.

### Garage

A large garage with electric roller shutter access.

### Stairs To First Floor

Carpeted.

### Bedroom One



A spacious double bedroom with dual aspect double glazed windows offering excellent natural light, carpeted, TV point and double doors to en suite bathroom.



### En Suite Bathroom



A modern white suite with chrome fittings and white ceramic wall tiles, comprising of a panel enclosed bath with swan neck mixer tap, a shower cubicle with wall mounted shower and hand held shower option, wash hand basin set in a vanity unit, low flush W/C, shaver point, large wall mounted mirror, heated wall mounted chrome towel rail, vinyl wood effect flooring and dual aspect double glazed windows.

### Bedroom Two



A large double bedroom featuring a double glazed five window bay to the front of the property, TV point and carpeted.

### Bedroom Three

A large double bedroom featuring a double glazed four window bay to the rear of the property, TV point and carpeted.

### Bedroom Four/Study

Double glazed three window bay to the front of the property, carpeted.

### Bathroom



A modern white suite with chrome fittings and white ceramic wall tiles, comprising of a panel enclosed bath with swan neck mixer tap, wall mounted adjustable shower and shower screen, wash hand basin set in a vanity unit, wall mounted mirror, vinyl wood effect flooring and obscured double glazed windows.

### Cloakroom W.C.

### Stairs To the Top Floor



Carpeted.

### Bedroom Five



A spacious, bright double bedroom with dual aspect double glazed windows, carpeted and with large eaved storage options and door to en suite bathroom.

### En Suite Bathroom.



A white suite with chrome fittings and white ceramic wall tiles, comprising of a shower cubicle with wall mounted shower fitting featuring an overhead rose and hand held option, low flush W/C, wash hand basin and wall mounted lit mirror, chrome wall mounted heated towel rail, black ceramic floor tiling, shelving and large eaved storage.

### Front Garden

Low lying established shrubs with off street parking for 2 cars.

### Rear Garden



An impressively wide garden in excess of 80ft in length, accessed from the large sliding doors of the family room straight onto a new Indian sandstone patio leading onto a central lawn with well established herbaceous borders and mature trees to the rear.

### Additional Information

No HMO Licence

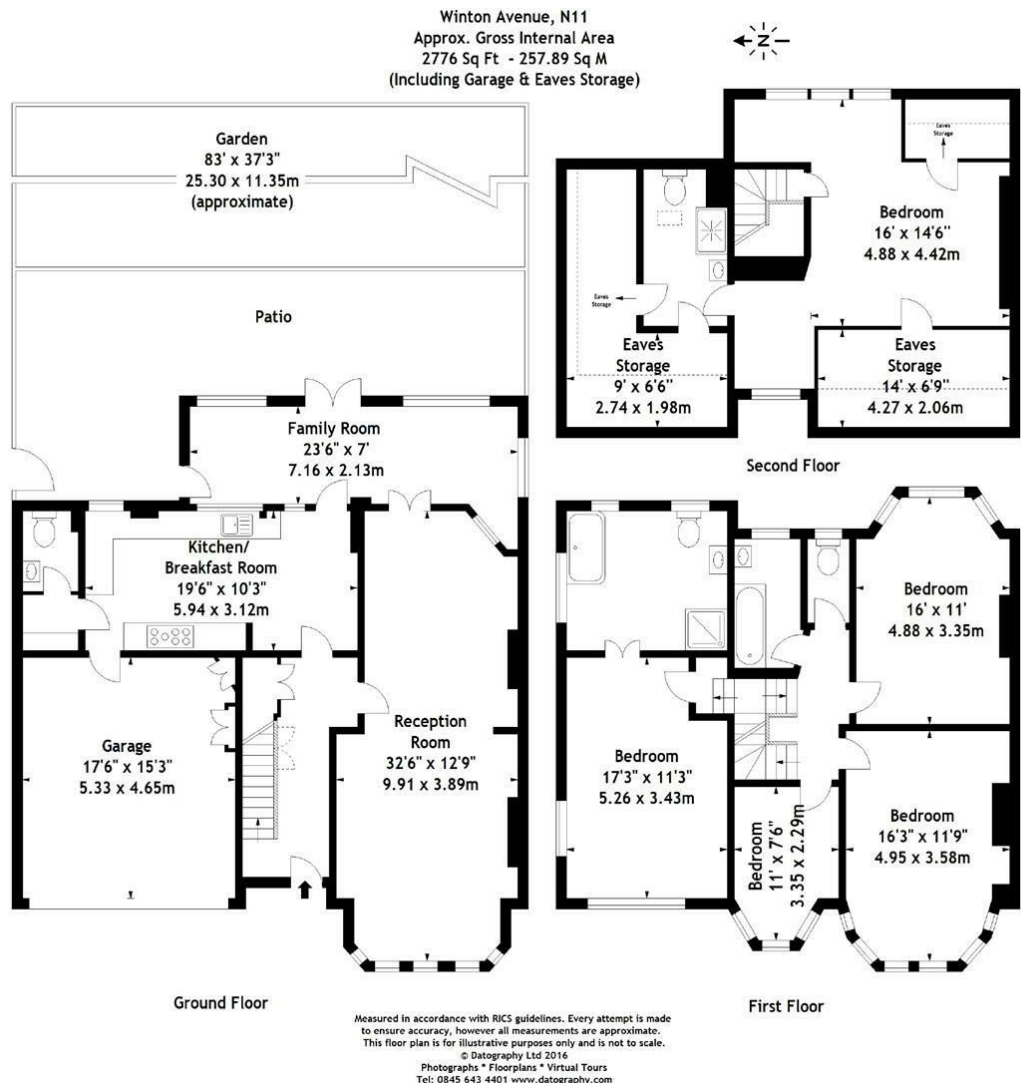
Haringey Council Tax Band G

12 Months Minimum Tenancy Agreement

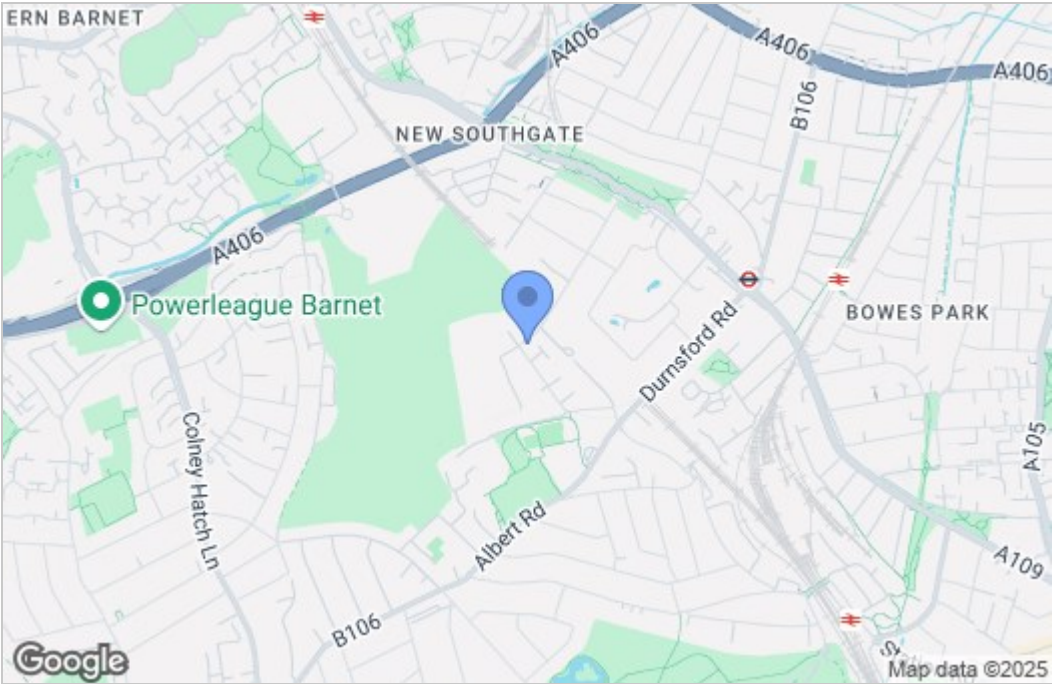
Holding Deposit Equivalent To 1 Weeks Deposit ie.  
1 x £1,269

Total Deposit 5x Rental Amount - ie. 5 x £1,269 =  
£6,345

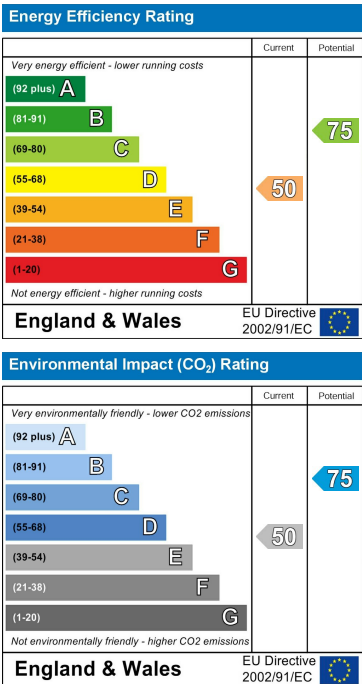
Floor Plan



Area Map



Energy Efficiency Graph



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.