



## 37A Reservoir Road, London, N14 4BB

- AVAILABLE NOW!
- FIRST FLOOR STUDIO APARTMENT
- PRIME LOCATION
- SEPERATE KITCHEN & BATHROOM AREA

AVAILABLE NOW! Positioned in the vibrant heart of Oakwood on Reservoir Road, this charming studio apartment offers a perfect blend of comfort and convenience. Ideal for young professionals, the property features a well-designed living space that maximises every inch.

The studio is thoughtfully laid out, providing a versatile area that can easily accommodate both living and sleeping arrangements. Natural light floods the space, enhancing the overall ambience. The shower room is neutrally decorated and functional, ensuring that your daily routines are both comfortable and efficient.

Living on Reservoir Road places you within easy reach of a variety of local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate the hustle and bustle of city

# £1,027



Energy Efficiency 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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