

TO LET



Otium House, 1a Fox Lane, London, N13
£1,900 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Otium House, 1a Fox Lane, London, N13

Brand new UNFURNISHED one double bedroom apartment located on the first floor of this new corner development within few minutes walk of Green Lanes shops, restaurants, bus routes and mainline station into Moorgate. A secure gated parking space can be also rented for an additional £60pw.

Secure communal entrance • Lift to all floors • Spacious hallway with large utility cupboard and washing machine • Open plan living kitchen/space with laminate flooring • Modern kitchen units with integrated dishwasher and fridge freezer • Generous bedroom with carpet and fitted wardrobe • Contemporary bathroom with tiled walls and floor • Under floor heating with zone controls • Communal internal courtyard garden.

Enfield Council tax band C

5 Weeks deposit required (£2,192 at asking rent)

Household annual income required to meet referencing criteria is £57,000

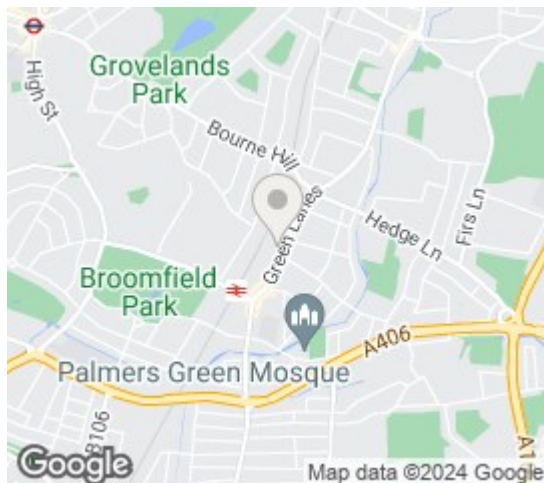
- One double bedroom
- Brand new apartment
- First floor
- Open plan living/kitchen space
- Modern bathroom
- Secure communal entrance
- Close to shops/station
- Communal courtyard garden



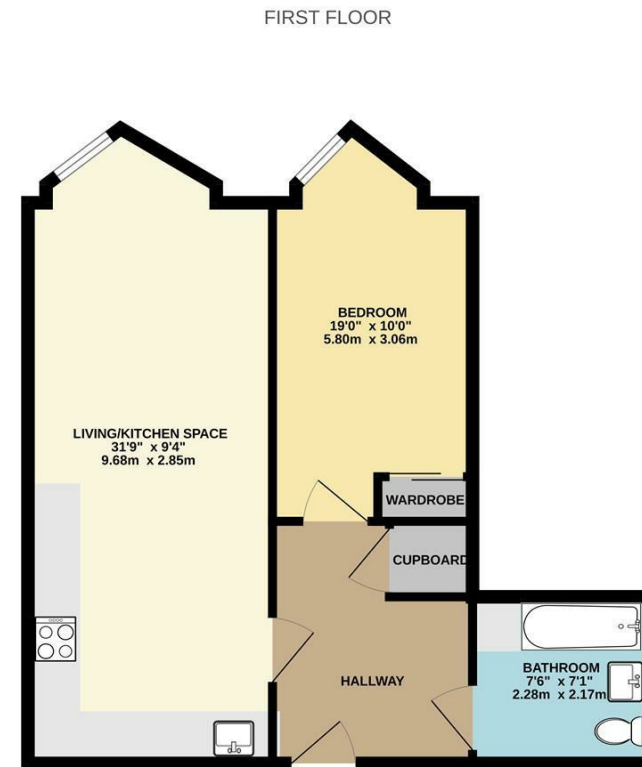


Otium House, 1a Fox Lane London N13 4ER

Tenure:
Gross Internal Area: 635.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 635sq.ft. (59.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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