

TO LET



Sylvan Avenue, Wood Green, London, N22
£2,000 Per Calendar Month

Anthony Webb
ESTATE AGENTS

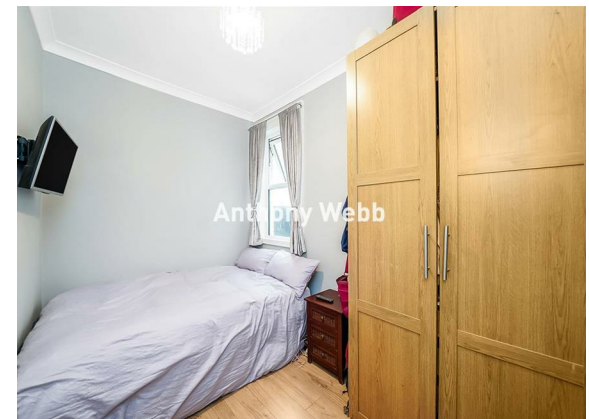
Sylvan Avenue, Wood Green, London, N22

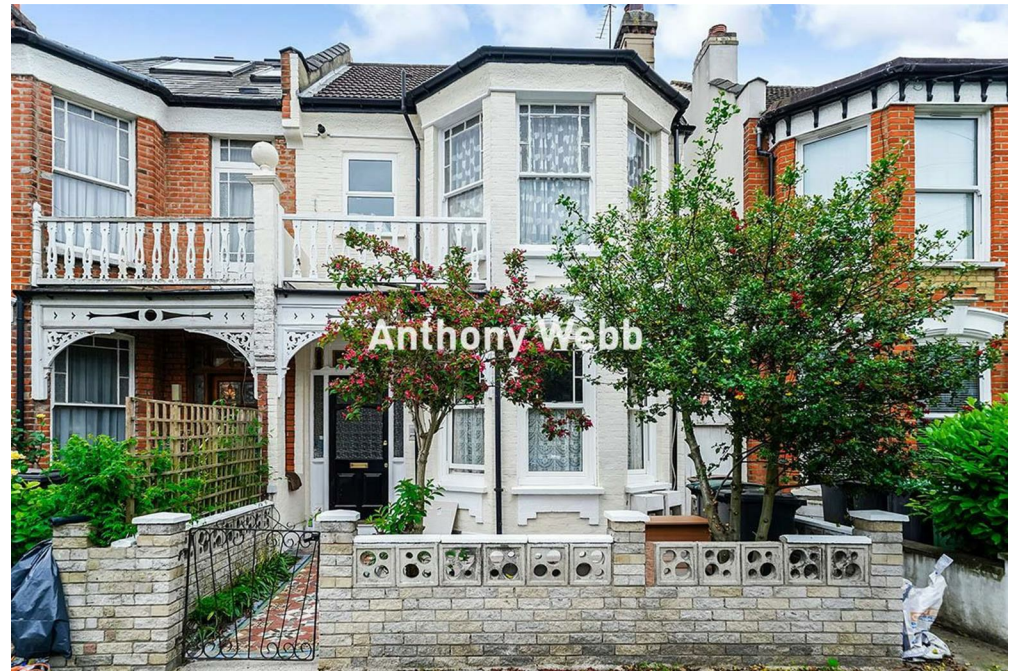
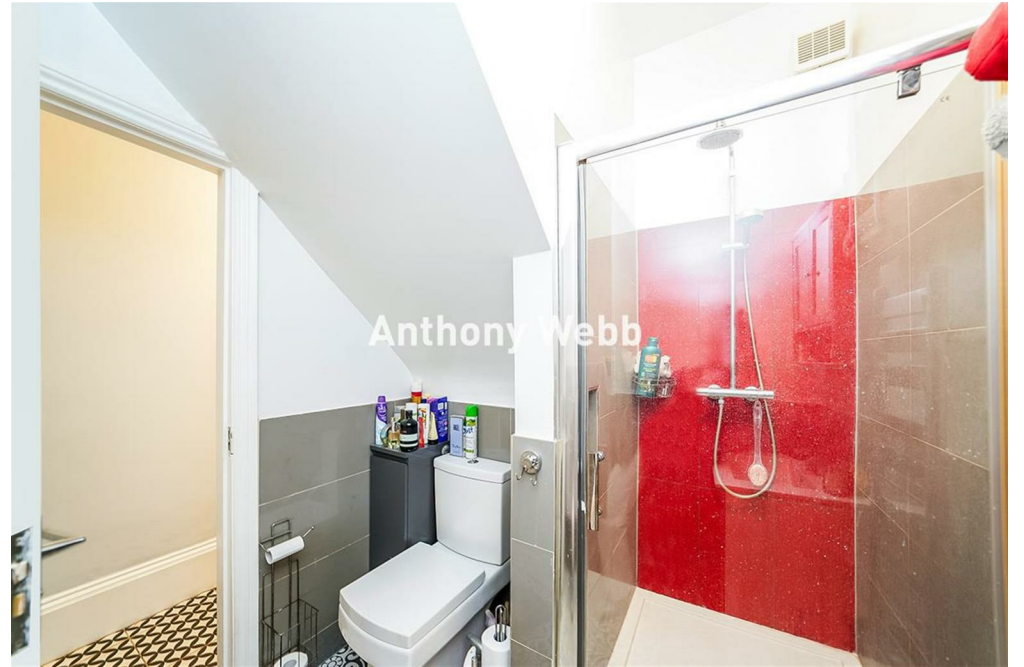
This Modern Ground Floor two-bedroom flat features a spacious garden, perfect for outdoor relaxation and entertaining. Inside, the flat boasts a very spacious living room with ample space for relaxing and dining and direct access to the garden. The Contemporary kitchen has modern grey high and low level units including a large pull out larder and white granite worktops. It is equipped with a double oven, induction hob and an integrated dishwasher. There are two spacious bright double bedrooms with ample storage space. The bathroom is contemporary with high-quality fittings, including a Grohe shower. The Flat benefits from an outside shed, which is fully insulated with a tiled floor and is used as a utility room for the washing Machine and additional storage. Large windows throughout the flat ensure plenty of natural light, enhancing the warm and inviting atmosphere. Conveniently located close to local amenities and public transport, this property offers a blend of comfort and accessibility, ideal for couples, or professionals.

Transport Links –
Wood Green Tube Station - 10 Minutes Walking or short bus journey from end of street.
Bowes Park Train Station Myddleton Rd - 14 Minutes Walking

Haringey Council Tax Band D
5 Weeks Security Deposit - £2,307
Minimum annual household income to meet referencing criteria £60,000

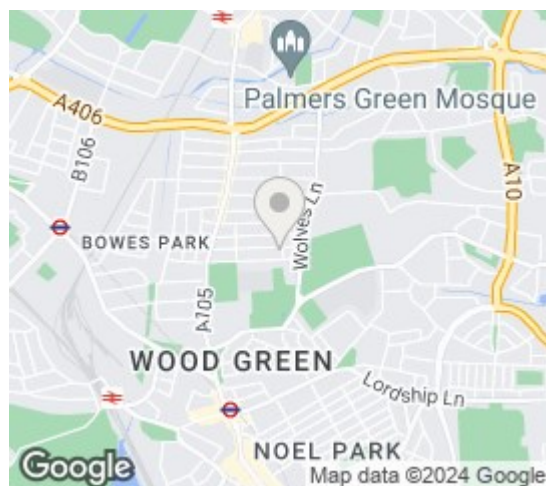
- 2 Bedrooms
- Victorian Ground Floor Flat
- Spacious Living Room
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating / Double Glazing
- Off Street Parking
- Sole Use Garden





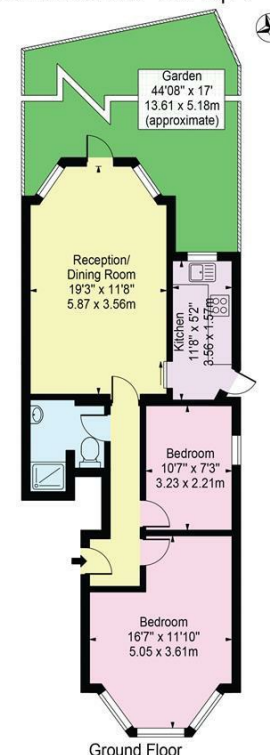
Sylvan Avenue
Wood Green
London
N22 5HY

Tenure:
Gross Internal Area: 616.00 sq ft



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 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	

Sylvan Avenue, N22 5HY
Approx. Gross Internal Area 616 Sq Ft - 57.23 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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