

**TO LET**



**Byland Close, Winchmore Hill, London, N21**  
**£1,800 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Byland Close, Winchmore Hill, London, N21

Two professional sharers or couple wanted for newly refurbished first floor two bedroom maisonette with own section of rear garden, located off Winchmore Hill Road within easy reach of both Southgate and Winchmore Hills shops, bus routes, restaurants and stations.

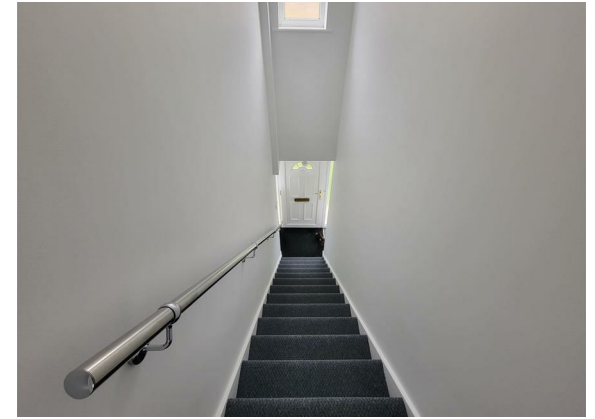
Own entrance with stairs to first floor • First floor landing • Spacious living room • Modern fitted kitchen with breakfast bar and appliances • New bathroom • Two double bedrooms both with fitted wardrobes • New carpets • Double glazing • Gas central heating • Own section of rear garden accessed via the ground floor side entrance and path.

Enfield council band D

5 weeks deposit £2076

Minimum annual household income to meet referencing criteria £54,000

- Two bedrooms
- First floor maisonette
- Own front door
- Living room
- Fitted kitchen with appliances
- Modern bathroom
- Double glazing/gas central heating
- Own section of rear garden







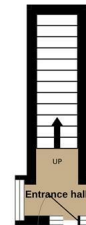
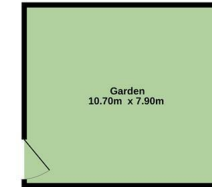
# Byland Close Winchmore Hill London N21 1QH

Tenure:  
Gross Internal Area: 708.00 sq ft

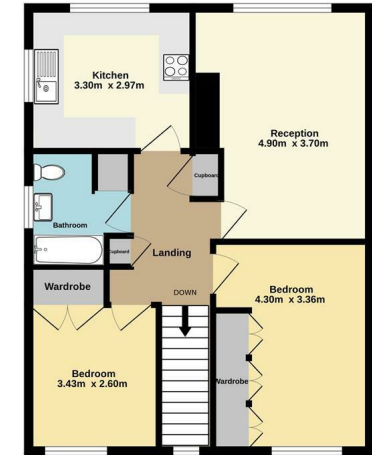


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</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			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor  
1.9 sq.m. approx.



1st floor  
66.6 sq.m. approx.



TOTAL FLOOR AREA : 68.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix v2023

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