

TO LET



Arcadian Gardens, Wood Green, London, N22
£1,850 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Arcadian Gardens, Wood Green, London, N22

A part furnished spacious ECO FRIENDLY two double bedroom ground floor Victorian flat located off Green Lanes within easy reach of shops, restaurants, bus routes and several stations including Wood Green underground station and Bowes Park mainline station.

Communal entrance • Hallway with new carpet and home working space • Living room with door to garden and wood floor • Modern fitted kitchen with new appliances • Modern bathroom • Main double bedroom with large bay window and wood floor • Second double bedroom with new carpet • Modern double glazing • Eco friendly heating provided by a heat source pump.

Haringey Council Tax Band C

5 Weeks Security Deposit - £2,134

Minimum annual household income to meet referencing criteria £55,500

- Two double bedrooms
- Victorian ground floor flat
- Living room
- Modern kitchen
- Modern bathroom
- Double glazing
- New carpets
- Own rear garden





Arcadian Gardens Wood Green London N22 5AG

Tenure:
Gross Internal Area: 689.00 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		67	78
(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: 689 sq. ft. (64.0 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 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.
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