



449 High Road, Wood Green, London, N22  
£1,800 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS



## 449 High Road, Wood Green, London, N22 8JE

Spacious two double Bedroom apartment located on the second floor of this modern block with the added convenience of being above a Tesco express and in close proximity to Wood Green's shopping city.

The apartment features a secure communal entrance with entry phone system, a very generous living/dining room with Juliette balcony, two good size double bedrooms, fitted kitchen, modern bathroom, laminate/tiled floors, double glazing, electric heating and space to park one car.

### Transport Links -

Wood Green Tube Station (Piccadilly) - 10-15 Minutes Walking or short bus journey.

Short walking distance to Bowes Park Station-into Moorgate

Excellent road links into London and beyond via the A406 and A10

Haringey Council Tax Band C

5 Weeks Security Deposit - £2076

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

- Two double bedrooms
- Second floor apartment
- Spacious living/dining space
- Fitted kitchen
- Modern bathroom
- Secure communal entrance with entry phone system
- double glazing/electric heating
- Parking space

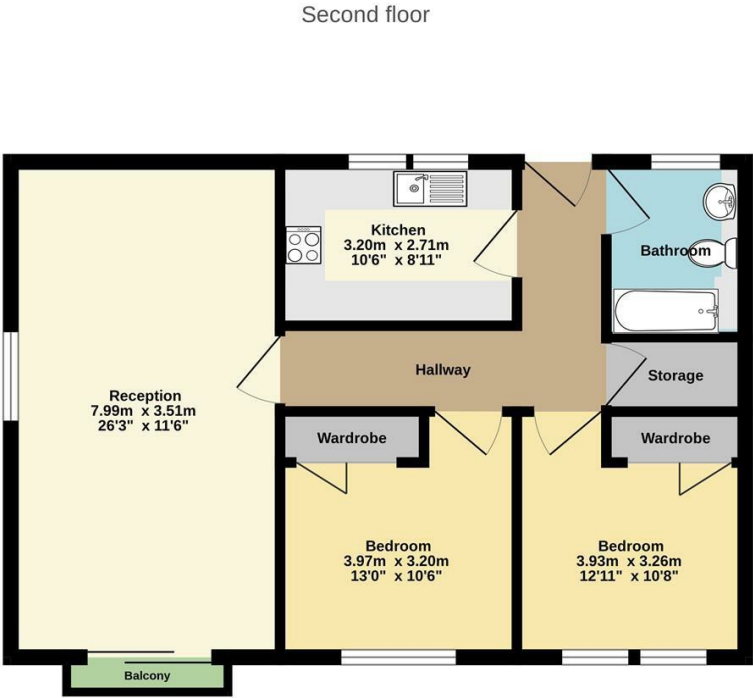


449 High Road  
Wood Green  
London  
N22 8JE

Gross Internal Area: sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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