

TO LET

- Three bedrooms
- Split level flat
- First and second floors
- Open plan living/kitchen space
- Two bath/shower rooms
- Roof terrace
- Double glazed/gas central heated
- Close to shops and station



Lawrence Avenue, London, N13
£2,195 Per Calendar Month

Anthony Webb
ESTATE AGENTS

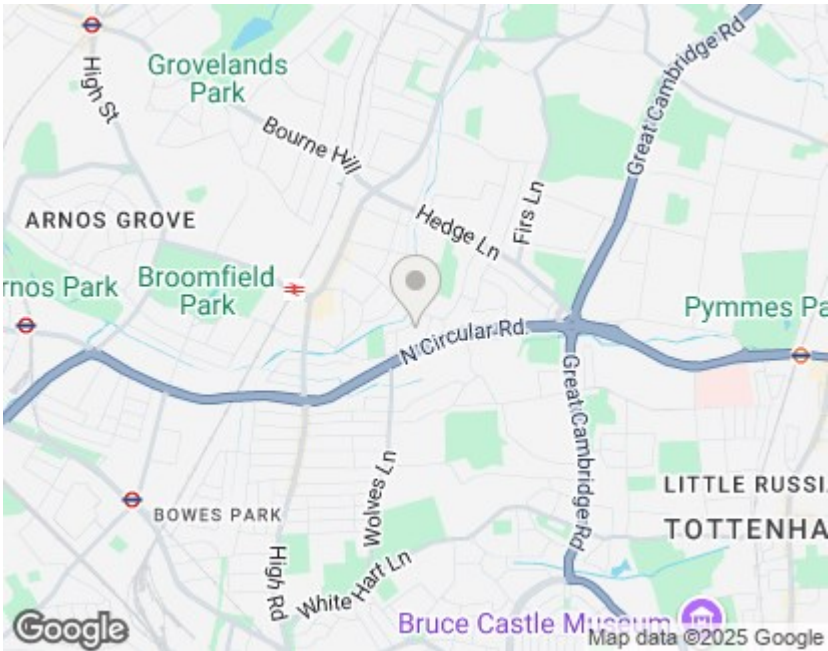
Lawrence Avenue, London, N13

Utility bills can be included for £2500pcm. Spacious unfurnished three bedroom, two bathroom converted flat occupying the first and second floors of this end of terrace property.

Located in a quiet residential turning within easy walking distance of Green Lanes with its wealth of shops, restaurants, cafes, bus routes and mainline station into Moorgate.

Secure communal entrance to ground floor, the first floor consists of three good size bedrooms, a roof terrace and a modern bathroom. The converted loft space offers a spacious living/kitchen space, shower room and large storage area.

Enfield council band T.B.C
5 weeks deposit £2532
Minimum annual household income to meet referencing criteria £65,850



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



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