

TO LET

- Two double bedrooms
- Victorian ground floor flat
- Living room
- Kitchen
- Bathroom
- Chain free
- Parking space
- Rear garden



Springfield Road, London, N11  
Chain Free £350,000

**Anthony Webb**  
ESTATE AGENTS

# Springfield Road, London, N11

Spacious CHAIN FREE two bedroom garden flat occupying the entire ground floor of this Victorian converted building within easy walking distance of Arnos Groves shops, bus routes and underground station (Piccadilly line)

The property which requires FULL MODERNISATION offers a spacious living room, kitchen, utility area, bathroom, two good size bedrooms, parking space and private rear garden.

Remaining lease length T.B.C  
 Ground rent £ T.B.C  
 Service charges £ T.B.C  
 Enfield Council Tax Band D



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



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