

**TO LET**



**Sidney Road, Wood Green, N22**  
**£1,850 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Sidney Road, Wood Green, N22

Two professional sharers wanted for this spacious PART FURNISHED two bedroom Victorian flat.

A newly decorated split level flat occupying the 1st and 2nd floors of this converted property situated close to Wood Green underground station and Bowes Park British Rail station. The flat consists of two double bedrooms, a spacious living room, a modern kitchen with appliances, a bathroom, double glazing, gas central heating and secure communal entrance.

Haringey council band D

5 weeks deposit £2134

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

- Spacious Victorian flat
- Two double bedrooms
- Split level over 1st and 2nd floors
- Good size living room
- Kitchen/diner
- Modern bathroom
- Double glazing/gas central heating
- Close to shops/stations







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# Sidney Road Wood Green N22 8LT

Tenure:  
Gross Internal Area: 797.00 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			
(21-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)  
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