



60 Culloden Road, Enfield, EN2 8QE

Lanes are pleased to present this recently refurbished ground floor flat with a separate sleeping area. The property benefits from gas central heating, double glazing, own entrance and newly fitted kitchen. Situated off the Ridgeway and within easy reach of two rail stations.

COUNCIL TAX BAND B

Tenant Requirements:
This property requires a household income of £40,500 per year+

£1,350 PCM



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	69	78

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		

