



St Wilfrids Road, Hertfordshire, EN4 9SB

£1,415 PCM

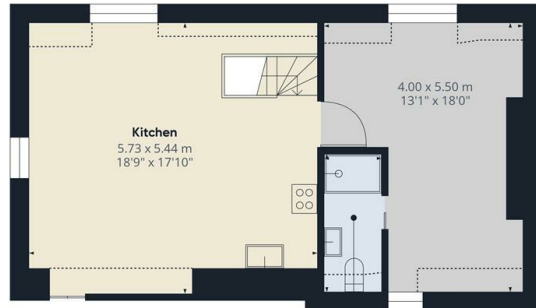
- Managed by Simon Clarke Letting Agents
- Top floor in converted building of 5 flats
- Available on long term tenancy (initial 12 months)
- Available from 21st September 2024
- Modern fitted kitchen with breakfast bar
- Close to New Barnet BR Station
- Council tax band C
- Double bedroom with en-suite shower and built in wardrobes
- Low voltage lighting / Gas central heating
- Part furnished



Hallway  
1.55 x 1.10 m  
5'0" x 3'7"



Ground Floor



Bathroom  
1.21 x 2.82 m  
3'11" x 9'2"

Floor 1

Approximate total area<sup>9</sup>

52.66 m<sup>2</sup>  
566.83 ft<sup>2</sup>

Reduced headroom

5.73 m<sup>2</sup>  
61.68 ft<sup>2</sup>

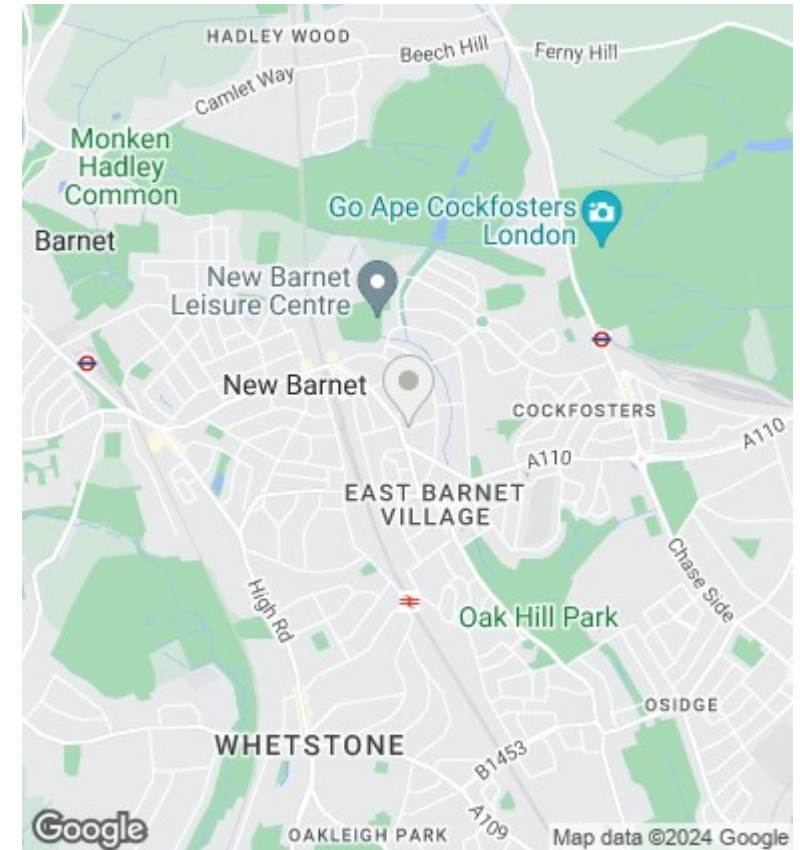
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			73
(69-80) C		67	
(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	