



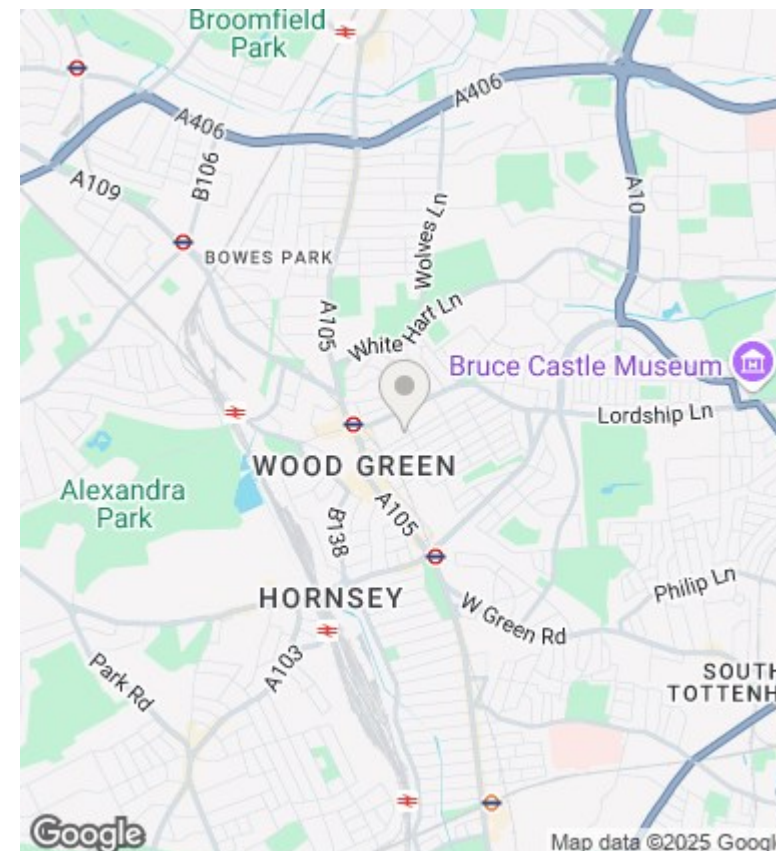
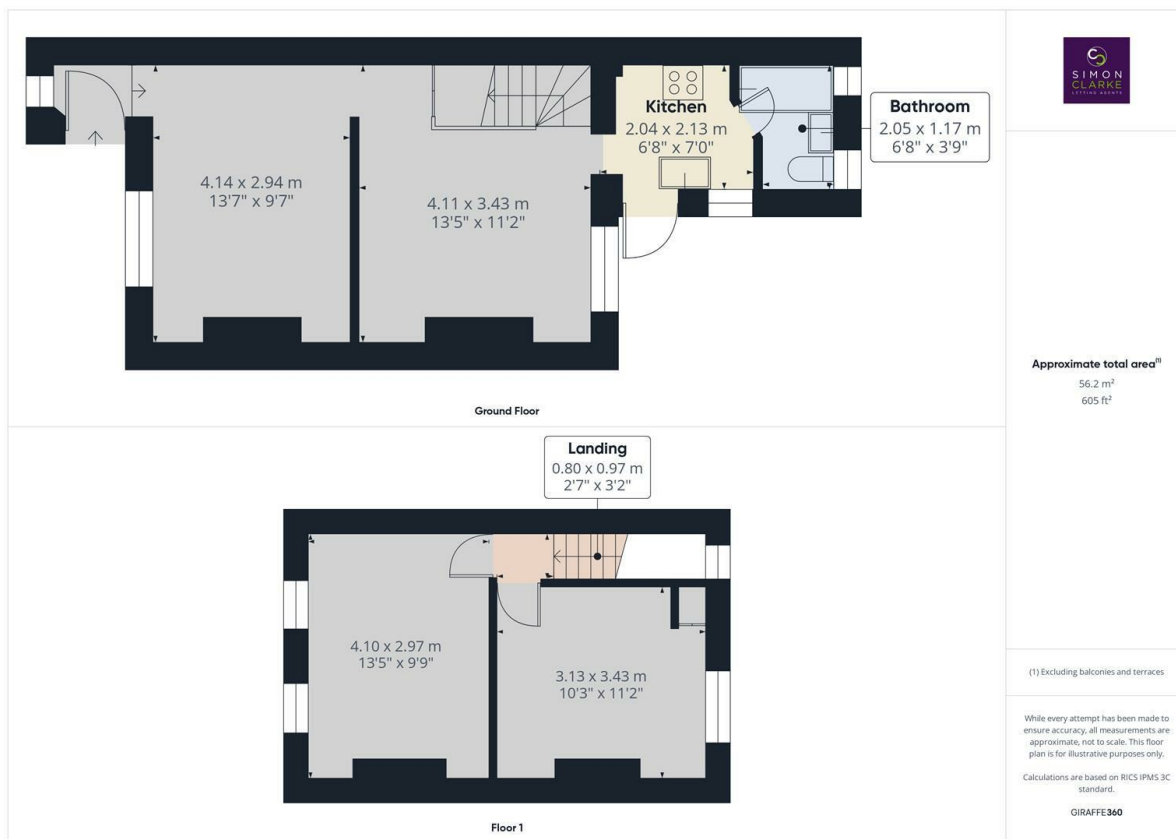
Moselle Avenue, London, N22 6ES

£1,900 Per Calendar Month

- Stunning 2 bedroom terraced cottage situated within Noel Park Conservation Area
- Fully refurbished throughout
- 2 reception rooms
- Moments from Wood Green Tube Station
- Available on long term tenancy (initial 12 months)
- Unfurnished
- Available NOW
- Charming landscaped garden
- Double glazed / gas central heating
- Council tax band C

7 Ballards Lane, Finchley, London, N3 1UX  
02083499000

Hello@simonclarke.co.uk  
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## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	