

Hardy Passage, Wood Green, N22 5NZ

£1,200 pcm



## 1 Bed Furnished Conversion, N22

Spacious detached one bedroom house located very close to Wood Green shopping city and tube station. Property is in very good condition throughout and boasts a very large open plan fully fitted kitchen with lounge and dining area, bedroom on the first floor of the property. The property has been redecorated throughout with new wooden floors and neutral coloured walls. All furniture provided will be brand new.

### Key features:

- Conversion
- 1 Bed
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Council Tax Band C



HANLEY



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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO2) Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			88
(69-80) C				(69-80) C	71		
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England		EU Directive 2002/91/EC		England		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Council Tax Band

Band: C

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