

## The Broadway, London, N9 0TP



**£800 PCM**

Kings Group are delighted to offer this furnished double room in Methven Court. The flat is shared with a live in landlord, boasting a spacious living room/dining area, fully equipped kitchen, 3 piece bathroom and a balcony. Located a 1 minute walk from Edmonton Green station benefitting from great transport links and many local shops/amenities. All bills are included and it is suitable for 1 occupant only. Contact our Edmonton office now to book in a viewing!

**\*DOUBLE ROOM TO LET\* in 2  
Bedroom Apartment located above  
EDMONTON GREEN LEISURE  
CENTER. Access to a spacious  
reception room, 3 piece bathroom  
suite, Full equipped kitchen, Gas  
central heating and BALCONY. \*1  
MINUTE WALK TO EDMONTON  
GREEN STATION\*. LOCAL  
SHOPS- AVAILABLE NOW.**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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