

# Emma's



## Flat F, Raleigh House, 9 Westbury Avenue, London, N22 6BS

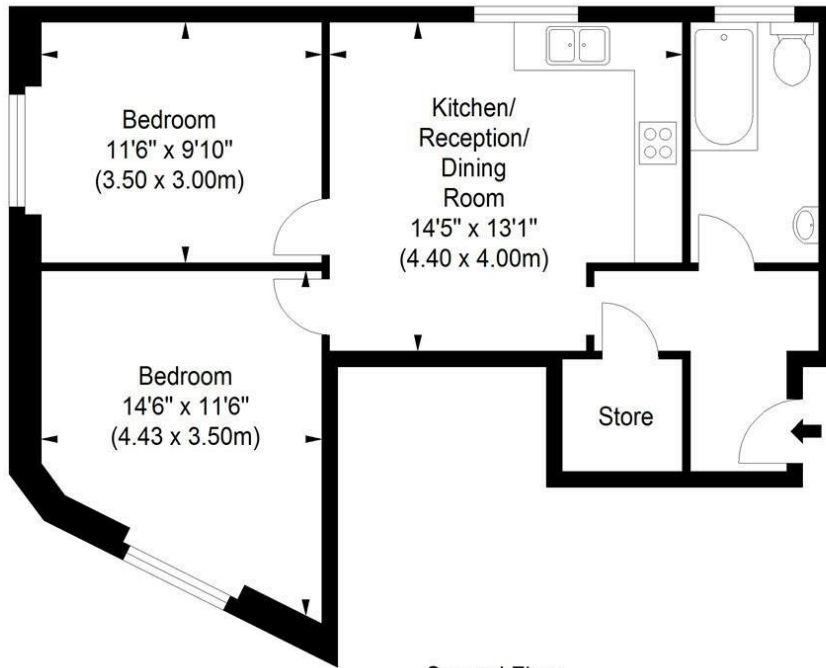
Light, spacious and well-presented, furnished two double bedroom, second floor flat located meters from Turnpike Lane Station. The flat features wood-laminate flooring and neutral modern décor throughout with an open plan living room kitchen space and two spacious bedrooms.

- Wood laminate floors throughout
- Light and spacious
- Neutral modern decor, fixtures and fittings throughout
- Meters from Turnpike Lane Tube Station
- Desirable neighbourhood with local amenities
- Minutes from Ducketts Common
- No parking provisions

£1,700 Per Calendar Month

Westbury Avenue, N22

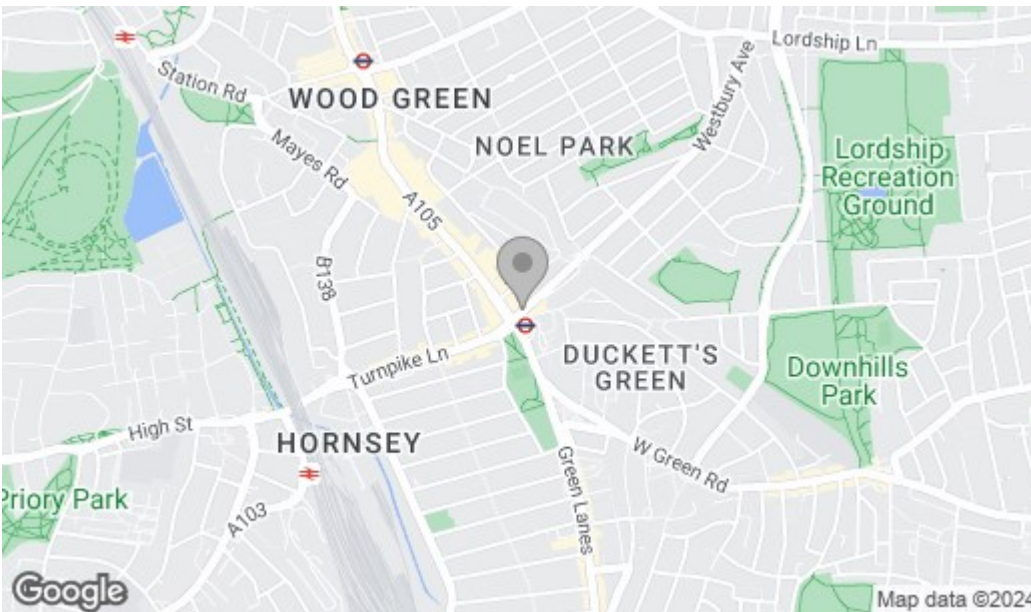
Approximate Gross Internal Area  
575 sq ft / 53.41 sq m



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD

Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk

VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095

