



Earlham Grove N22

£1650 Per Calendar Month : Available Now!

P2232

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Estate agents

Three bedroom split level flat set over the first and second floors of this charming Victorian conversion with original features and overlooking Woodside Park. The property is situated within a few minutes' walk to Wood Green Station (Piccadilly Line) with a vast array of high street retailers, local shops and restaurants on Wood Green High Road. The flat comprises three double bedrooms, separate reception room, family bathroom and kitchen with gas hob. Further benefits include gas central heating and part wooden floors. Furnished. Available mid October 2018. (New carpet and decorated last year)



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

