



449 High Road, Wood Green, London, N22  
£1,750 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# 449 High Road, Wood Green, London, N22 8JE

Spacious Two Double Bedroom apartment located on the second floor of this modern block with the added convenience of being above a Tesco express and in close proximity to Wood Green's shopping city.

The apartment features a secure communal entrance with entry phone system, a very generous living/dining room with Juliette balcony, two good size double bedrooms, fitted kitchen, modern bathroom, laminate/tiled floors, double glazing, electric heating and space to park one car.

#### Transport Links -

Wood Green Tube Station (Piccadilly) - 10-15 Minutes Walking or short bus journey.

Short walking distance to Bowes Park Station-into Moorgate

Excellent road links into London and beyond via the A406 and A10

Haringey Council Tax Band C

5 Weeks Security Deposit - £2019

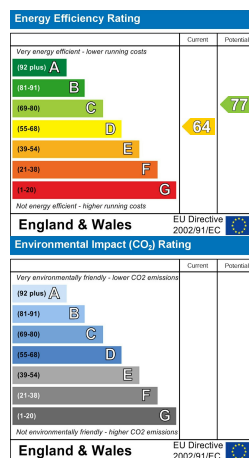
Minimum annual household income to meet referencing criteria £52,500

- Two double bedrooms
- Second floor apartment
- Spacious living/dining space
- Fitted kitchen
- Modern bathroom
- Secure communal entrance with entry phone system
- double glazing/electric heating
- Parking space



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Gross Internal Area: sq ft



TOTAL FLOOR AREA: 81.0 sq.m. (872 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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