

TO LET

- Studio-annexe
- First floor
- Living/sleeping area
- Modern Kitchen
- Modern shower room
- Own front door
- Furnished
- Utility bills included in rent



Wolves Lane, Wood Green, London, N22
£1,300 Per Calendar Month

Anthony Webb
ESTATE AGENTS



Wolves Lane, Wood Green, London N22 5JD

Professional lodger wanted for a FURNISHED studio annexe to side of family home. Heating, water and council tax will be included in the rent. Lodger will pay for their electricity.

The annexe consists of its own front door with stairs to first floor, living/sleeping area, modern fitted kitchen with appliances, modern shower room, gas central heating and double glazing.

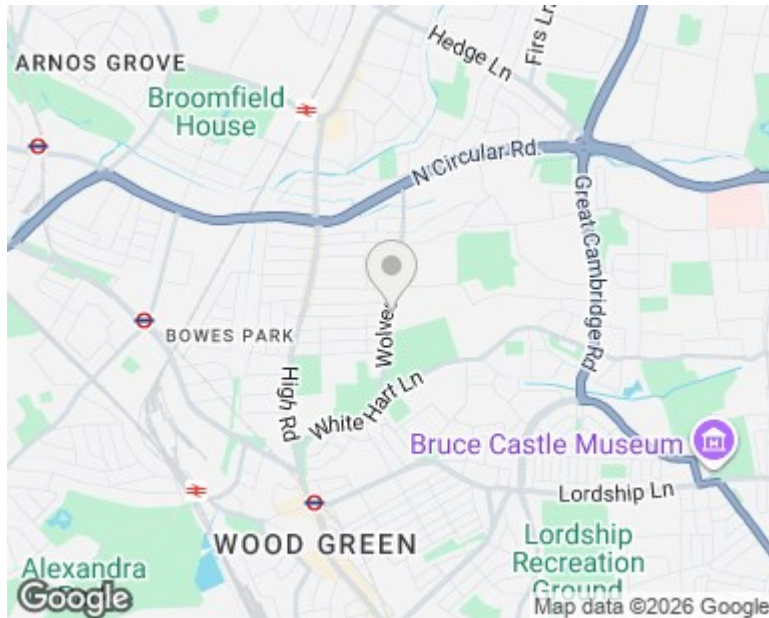
Wolves Lane is a residential turning located within easy reach of Wood Green's shopping city which offers a wealth of shops, restaurants, bus routes and underground station (Piccadilly line).

Utility bills included in rent

Heating

Water

Council tax



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



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