

TO LET



Oak Avenue, Enfield, EN2
£1,700 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Oak Avenue, Enfield, EN2

A modern and beautifully presented lower ground floor maisonette built below a family home on this quiet residential turning off The Ridgeway. The property offers two double bedrooms, an open plan living/kitchen space, two bath/shower rooms, own front door and patio terrace.

Oak Avenue is located off The Ridgeway and is within easy reach of Enfield Town's shops, restaurants, bus routes and Enfield Chase and Gordon Hill mainline stations into Moorgate. Chase Farm hospital is also within easy reach as well as access to the M25.

Additional Cost for Utility bills £300. This includes the following:

Water

Gas

Electric

Council Tax

5 weeks deposit £1961

Minimum annual household income to meet referencing criteria £51,000

- Two double bedrooms
- Purpose built lower ground floor maisonette
- Spacious open plan living/kitchen space
- Modern fitted kitchen
- Two modern bath/shower rooms
- Double glazing/gas central heating
- Own front door
- Patio terrace





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Oak Avenue Enfield EN2 8LB

Tenure:
Gross Internal Area: 0.00 sq ft



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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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