

TO LET



Princes Avenue, Enfield, EN3
£2,300 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Princes Avenue, Enfield, EN3

Beautifully renovated and presented three bedroom, two shower room PART FURNISHED detached house located in a quiet residential cul-de-sac.

Situated off the Hertford Road and within walking distance of Enfield Lock, Turkey Street and Waltham Cross stations, the location provides convenient access to local shops, restaurants, schools, green spaces such as Albany Park, and transport links into Central London and beyond.

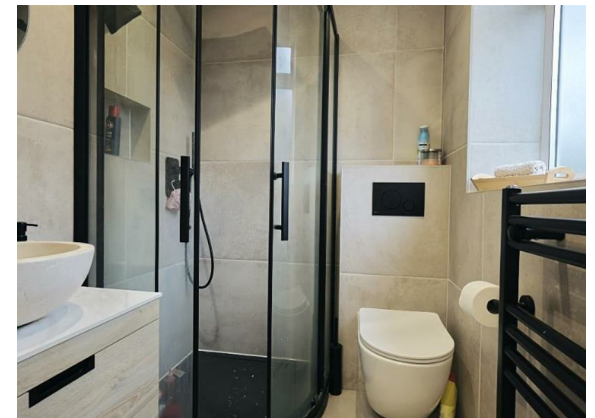
Three bedrooms • Living room with media wall • Modern fitted kitchen/diner with appliances and doors to garden • Ground floor guest w.c • Main double bedroom with modern en-suite shower room • Second double bedroom • Single bedroom • Modern shower room • Wood/laminate/tiled floors throughout • Double glazing • Gas central heating • Off street parking to front • Rear garden with side access.

Enfield council band C

5 weeks deposit £2653

Minimum annual household income to meet referencing criteria £69,000

- Three bedrooms
- Detached house
- Living room
- Modern kitchen/diner
- Two modern shower rooms+guest w.c
- Double glazing/gas central heating
- Off street parking to front
- Rear garden with side access



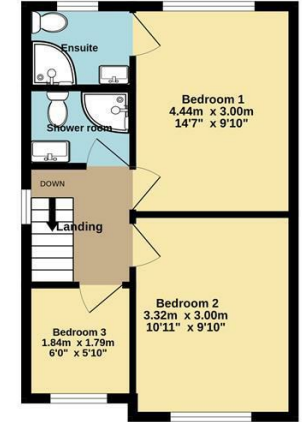
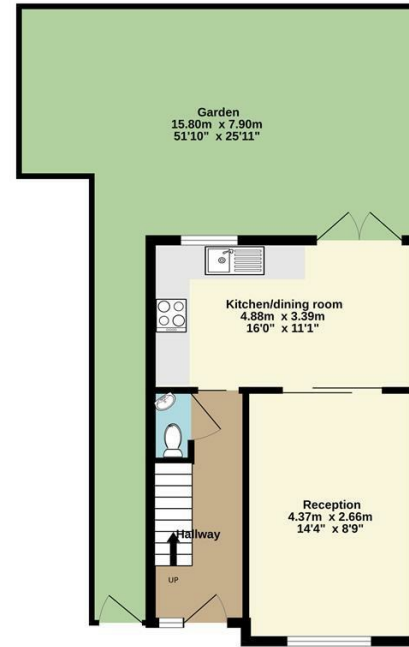


Princes Avenue Enfield EN3 6JX

Tenure:
Gross Internal Area: 786.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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	



TOTAL FLOOR AREA: 73.0 sq.m. (786 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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