

TO LET

- One bedroom flat
- 1st floor
- Above commercial premises (Public House)
- Living room with bay window
- Kitchen with appliances
- Spacious bathroom
- Double glazing/gas central heating
- Close to shops/station



Green Lanes, Winchmore Hill, London, N21
£1,295 Per Calendar Month

Anthony Webb
ESTATE AGENTS



Green Lanes, Winchmore Hill, London, N21

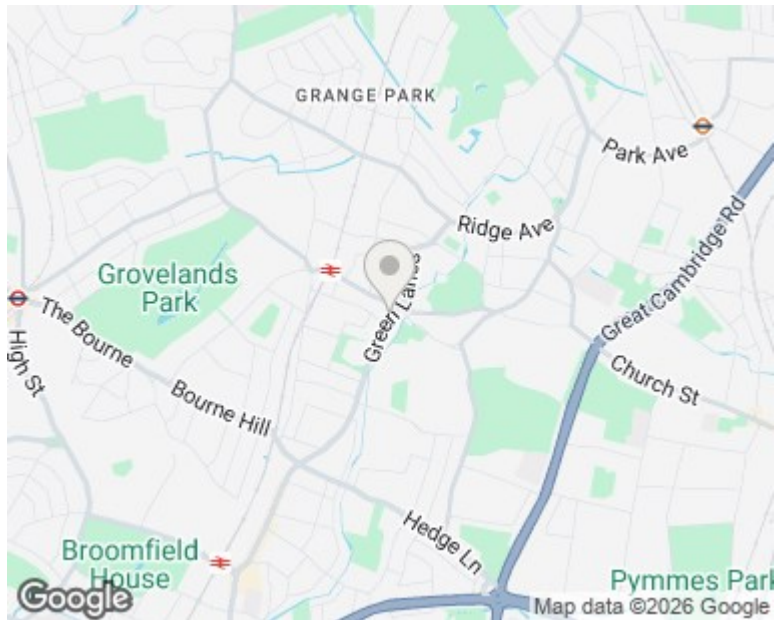
PART FURNISHED ONE BEDROOM FLAT TO RENT IN THE HEART OF WINCHMORE HILL N21.

Located above a public house that plays live music • First floor • Rear entrance • Living room with bay window and blinds • Good size kitchen with appliances • Bathroom • Gas central heating • Double glazing • Wifi included • A few minutes walk to mainline station/shops • suitable for single person or couple • Available now.

Enfield council band C

5 weeks deposit £1494

Minimum annual household income to meet referencing criteria £38,850



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



348 Green Lanes, Palmers Green, London N13 5TJ

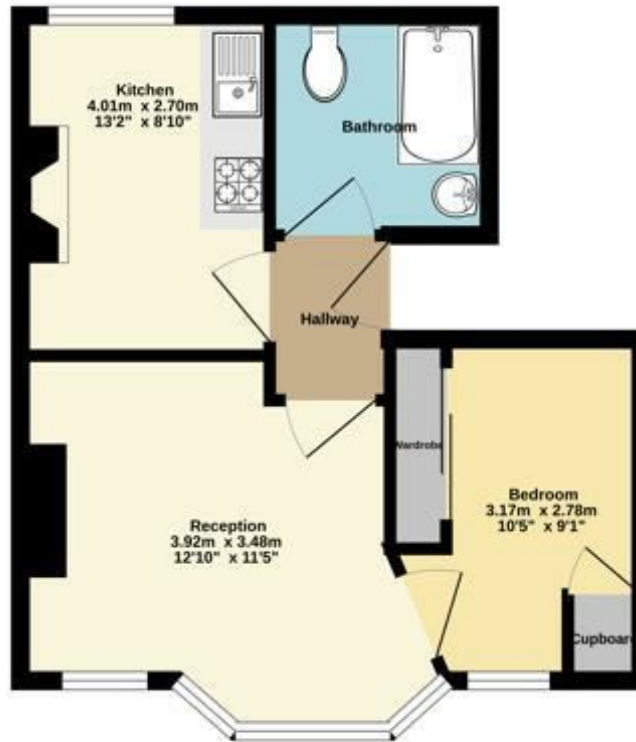
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First floor



TOTAL FLOOR AREA: 44.0 sq.m. (474 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the finished contained area measurements of this property, errors 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, quality and appearance shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 12/20

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