

# TO LET

- Five bedrooms
- Two bathrooms
- Close to transport links
- Secure communal entrance
- Underground parking



52, Sydney Road, Enfield, EN2  
£2,450 Per Month

**Anthony Webb**  
ESTATE AGENTS

# 52, Sydney Road, Enfield, EN2

A well presented five bedroom, two bathroom penthouse apartment located within the Tower Point development in the heart of Enfield Town, offering excellent transport options and wealth of amenities.

Additional benefits include underground parking, secure entry, lift access, and a well kept communal area. The property is ideally situated near Enfield Town shopping centre, local cafes and restaurants, and green spaces, while Enfield Town station provides quick and easy access into the city.

Enfield Council Tax band G  
5 weeks deposit- £2,826  
Minimum annual household income to meet referencing criteria £79,500



| 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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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