



## Princes Avenue, London, N10 3LS

This studio apartment that is larger than most, self contained and spanning over 20 ft with wood floors and high ceilings which gives it even more feeling of space. The kitchen is open plan and has a fully tiled shower room. Communal washing machine. Communal Boiler which gives heating that's included in the rent. Could be furnished or unfurnished. Available immediately, Deposit £1450. EPC - D. Council Tax band - B

**£1,257 Per Month**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	74	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		