

**TO LET**



**Lascotts Road, Wood Green, London, N22**  
**£1,400 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

## Lascotts Road, Wood Green, London, N22

ONE BED FLAT TO LET NEAR BOWES PARK STATION. An excellent condition split level one bedroom flat situated within half a mile of both Wood Green underground station and Bowes Park mainline station. The flat which is split over the first and second floors of this Victorian house benefits from a spacious living/kitchen area with appliances, modern bathroom, double bedroom, large eves storage space, double glazing and electric heating. The property is available NOW and is offered furnished.

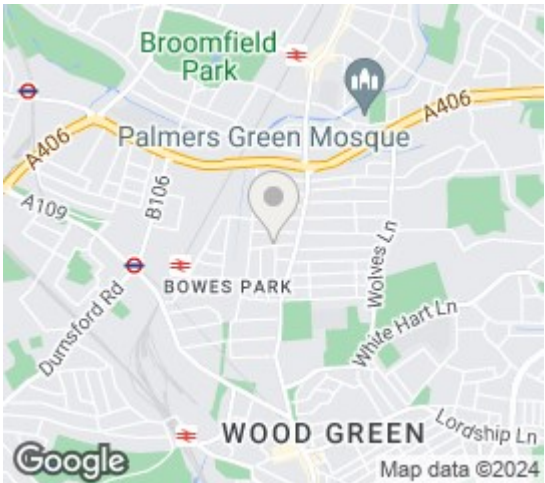
- One double bedroom
- Split level flat
- First and second floors
- Good condition
- Open plan living/kitchen space
- Modern bathroom
- Furnished
- Close to Bowes Park/Wood Green stations



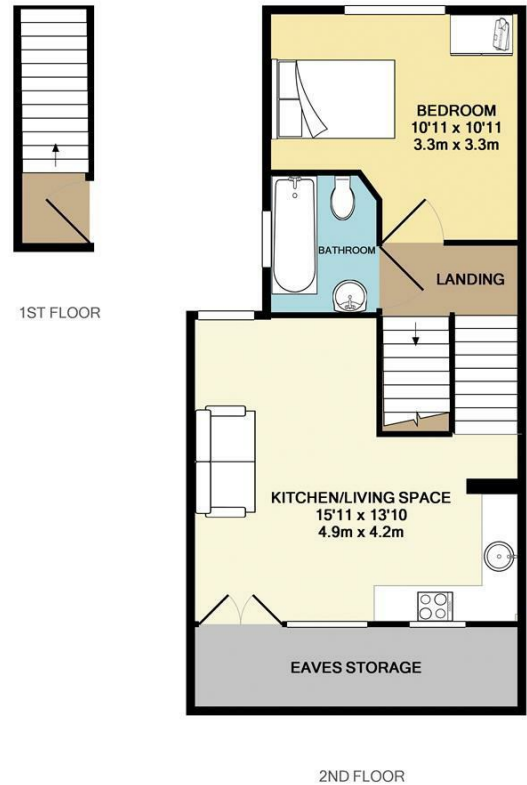


Lascotts Road  
Wood Green  
London  
N22 8JN

Tenure:  
Gross Internal Area: 398.00 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	30	31
(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		
(82 plus) A		
(61-81) B		
(50-60) C		
(35-49) D		
(21-34) E		
(11-20) F	50	51
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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