

TO LET



Westbury Avenue, London, N22
£2,500 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Westbury Avenue, London, N22

LOCATION! LOCATION! A newly decorated three bedroom first floor maisonette located above commercial premises within a few minutes walk of Turnpike Lane underground station.

Located on Westbury Avenue the property benefits from a wealth of shops, restaurants, bus routes and underground station with Wood Green shopping city also a short walk away.

Own front door with stairs to first floor landing, living room, kitchen/diner, bathroom and separate w.c, double glazing, gas central heating, laminate flooring.

Haringey council band C

5 weeks deposit £2884

Minimum annual household income to meet referencing criteria £75,000

- Three bedrooms
- First floor Maisonette
- Own front door
- Living room
- Kitchen/diner
- Double glazing/gas central heating
- Newly decorated
- Close to shops and underground station





Westbury Avenue London N22 6BS

Tenure:
Gross Internal Area: 1011.82 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 94.0 sq m (1012 sq ft) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given that they will operate in accordance with the manufacturer's instructions.

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