

TO LET

- Two double bedrooms
- Second floor apartment
- Spacious living/dining space
- Fitted kitchen
- Modern bathroom
- Secure communal entrance with entry phone system
- double glazing/electric heating
- Parking space



449 High Road, London, N22
£1,800 Per Calendar Month

Anthony Webb
ESTATE AGENTS

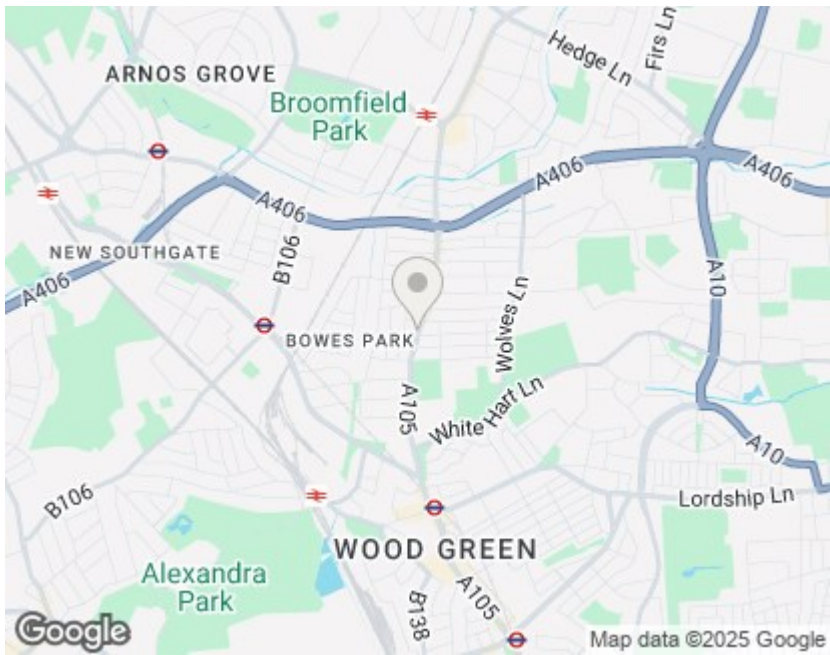
449 High Road, London, N22



Spacious two double Bedroom apartment located on the second floor of this modern block with the added convenience of being above a Tesco express and in close proximity to Wood Green's shopping city.

The apartment features a secure communal entrance with entry phone system, a very generous living/dining room with Juliette balcony, two good size double bedrooms, fitted kitchen, modern bathroom, laminate/tiled floors, double glazing, electric heating and space to park one car.

Transport Links -
Wood Green Tube Station (Piccadilly) - 10-15 Minutes Walking or short bus journey.
Short walking distance to Bowes Park Station-into Moorgate
Excellent road links into London and beyond via the A406 and A10

Haringey Council Tax Band C
5 Weeks Security Deposit - £2076
Minimum annual household income to meet referencing criteria £54,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			64
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			



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