

**TO LET**



**Hoppers Road, Winchmore Hill, London, N21**  
**£1,400 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Hoppers Road, Winchmore Hill, London, N21

## FURNISHED ONE BEDROOM FLAT TO LET IN N21.

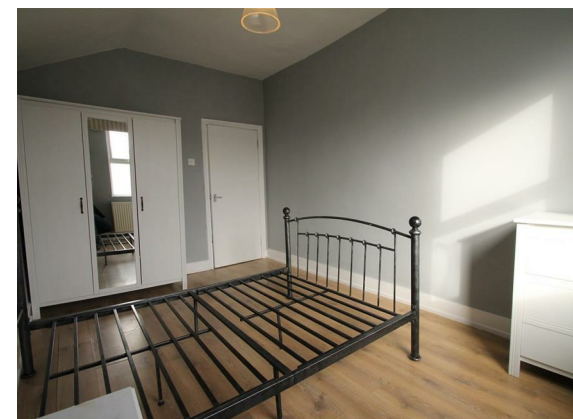
A well presented one double bedroom first floor flat located within easy reach of both Winchmore Hill and Palmers Green's shops, restaurants, bus routes and mainline stations. This spacious flat consists of a good size living room with a sofa and dining table with chairs, a fitted kitchen with appliances, a modern bathroom and spacious double bedroom. Further benefits include laminate/tiled floors throughout, double glazing, loft space and gas central heating.

Council tax band C

5 weeks deposit £1615

Minimum annual household income to meet referencing criteria £42,000

- One bedroom flat
- First floor Victorian conversion
- Spacious living room
- Kitchen with appliances
- Laminate/tiled floors
- Bathroom
- Fully furnished
- Close to shops/stations







Hoppers Road  
Winchmore Hill  
London  
N21 3LH

Tenure:  
Gross Internal Area: 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		
(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		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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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