

# TO LET

- Two bedrooms
- Purpose built ground floor flat
- Living room
- Kitchen with appliances
- Two modern bath/shower rooms
- Flexible furnishings
- Available 13th November



Cline Road, New Southgate, London, N11  
£1,750 Per Calendar Month

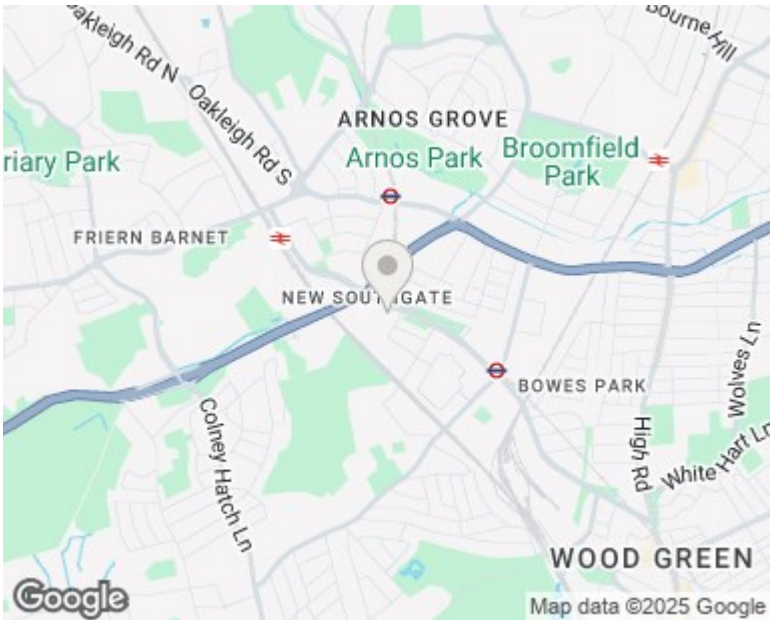
**Anthony Webb**  
ESTATE AGENTS



# Cline Road, New Southgate, London, N11

CLOSE TO BOUNDS GREEN TUBE STATION. A two bedroom, two bath/shower room ground floor purpose built apartment. The property benefits from a spacious living/dining room, a fitted kitchen with appliances, a good size master bedroom with en-suite shower room, a good size single bedroom, a modern bathroom, double glazing, electric heating, secure entry phone system and a parking space. Available from 13th of November and is offered with par furnishings.

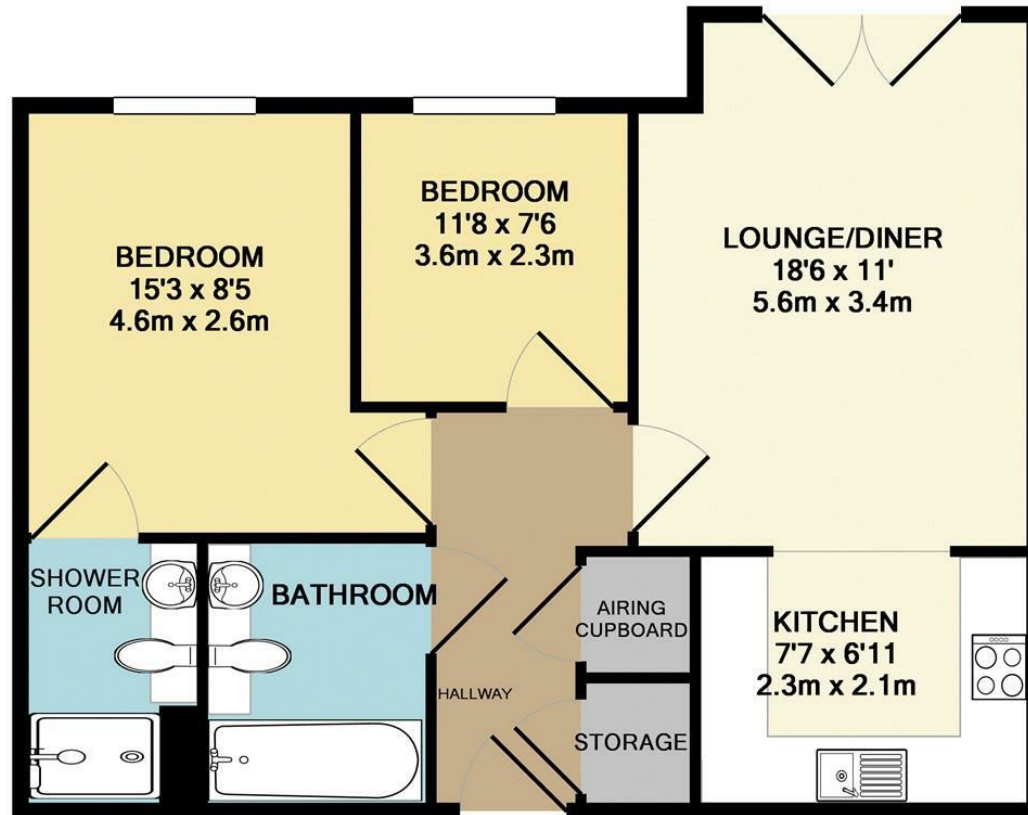
Enfield Council Band D  
5 weeks deposit £2019  
Minimum annual household income to meet referencing criteria £52,500



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		
(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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 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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