

TO LET



St. Pauls Rise, London, N13
£1,750 Per Calendar Month

Anthony Webb
ESTATE AGENTS

St. Pauls Rise, London, N13

A beautifully presented UNFURNISHED two double bedroom apartment situated on the first floor of this 1980/90s built block/development located off Tottenham Road.

The property is within easy access to the north circular road, the A10 and ideally situated close to Green Lanes where you will find an array of local shops, amenities, buses and transport links into London and beyond.

Secure communal entrance with entry phone system • Stairs to first floor • Hallway with large storage cupboard and airing cupboard • Spacious living space with bay window and laminate floor • Fitted modern kitchen with appliances • Modern bath/shower room • Double glazing • Electric heating • Communal parking facilities.

Enfield council band D

5 weeks deposit £2019

Minimum annual household income to meet referencing criteria £52,500

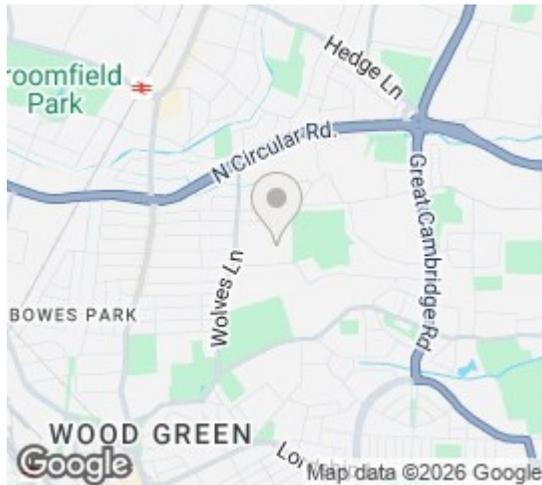
- Two double bedrooms
- First floor apartment
- Spacious reception
- Modern kitchen with appliances
- Modern bath/shower room
- Double glazing
- Secure communal entrance
- Communal parking facilities



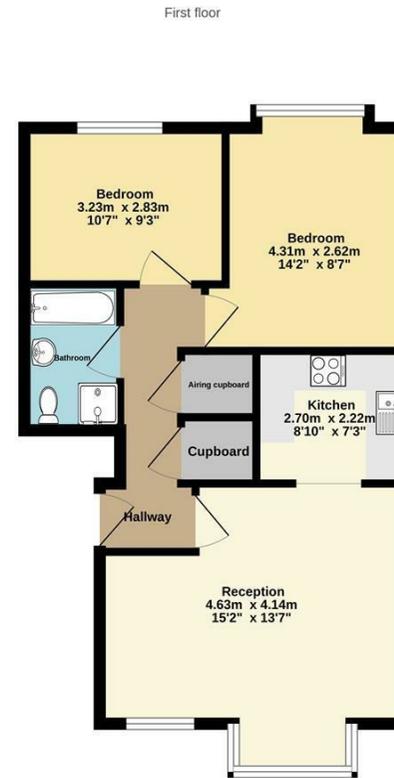


St. Pauls Rise London N13 6LB

Tenure:
Gross Internal Area: 635.00 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		65	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(9-14) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 59.0 sq.m. (635 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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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