

TO LET



Telford Road, New Southgate, London, N11  
£2,300 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Telford Road, New Southgate, London, N11

A spacious modern end of terrace three double bedroom split level maisonette with own front door, parking space, front garden and rear patio terrace occupying the ground and first floors of this 2017 built development.

The property is located on Bowes Road and has fantastic road links into London and beyond and is a few minutes walk to Arnos Grove shops and tube station (Piccadilly Line).

Paved front garden to own front door and side access • Spacious hallway with laminate floor and stairs to first floor • Ground floor w.c • Living room with laminate floor • Spacious modern fitted kitchen with laminate floor and doors to rear patio terrace • Utility room • First floor landing with storage cupboard • Main double bedroom with walk in wardrobe • Two further double bedrooms • Modern bathroom • Gas central heating • Double glazing • B rated EPC • Allocated parking space • Rear paved patio terrace with side access.

Enfield Council Band D

5 weeks deposit £2653

Minimum annual household income to meet referencing criteria £69,000

- Three double bedrooms
- End of terrace maisonette
- Living room
- Kitchen/diner
- Utility room+ground floor w.c
- Modern bathroom
- Parking space
- Patio terrace





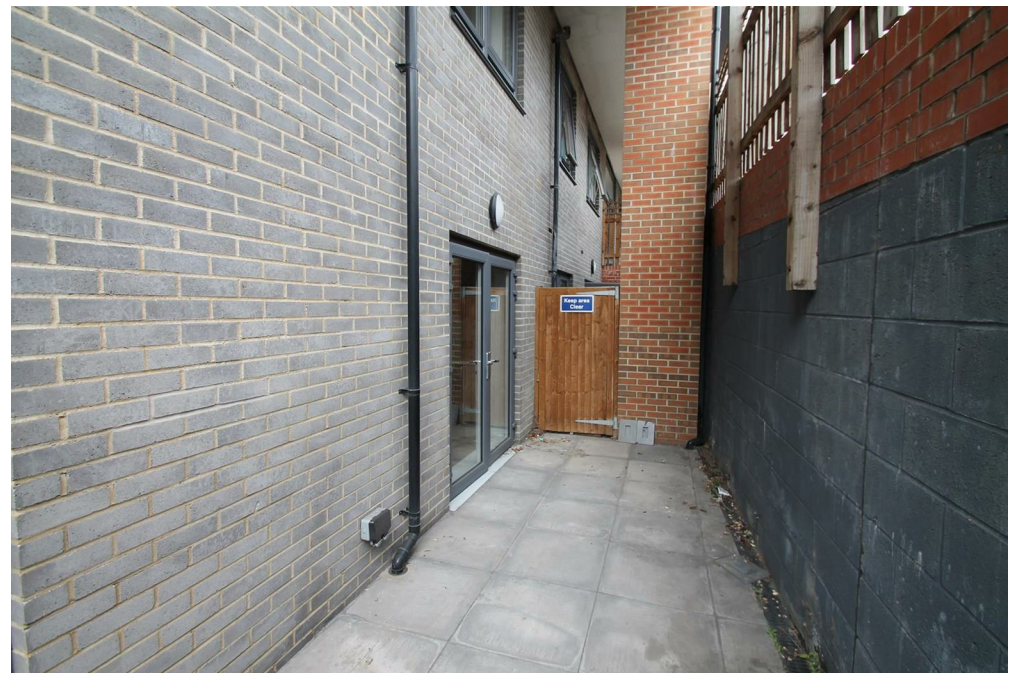
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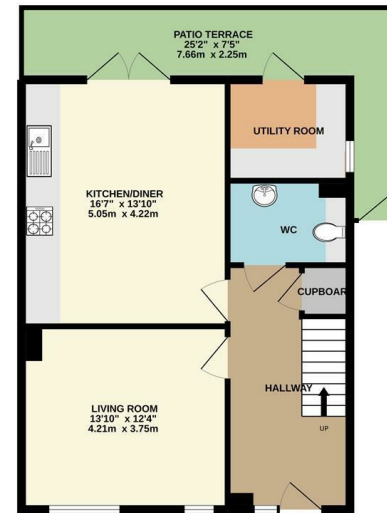
# Telford Road New Southgate London N11 2RA

Tenure:  
Gross Internal Area: 1259.39 sq ft

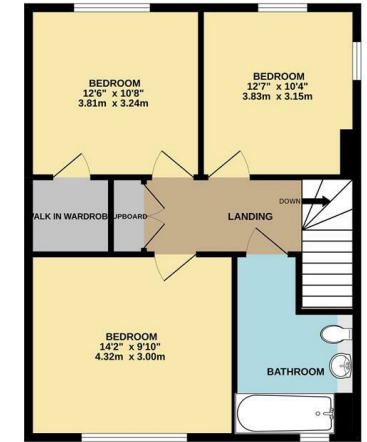


| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>88</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (17-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (17-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1259sq ft (117.0 sq.m) approx.  
Whilst 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. The 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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