

TO LET



Oak Avenue, Enfield, EN2
£1,995 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Oak Avenue, Enfield, EN2

A modern and beautifully presented lower ground floor maisonette built below a family home on this quiet residential turning off The Ridgeway. The property which includes the water, electric and gas bills offers two double bedrooms, an open plan living/kitchen space, two bath/shower rooms, own front door and patio terrace.

Oak Avenue is located off The Ridgeway and is within easy reach of Enfield Town's shops, restaurants, bus routes and Enfield Chase and Gordon Hill mainline stations into Moorgate. Chase Farm hospital is also within easy reach as well as access to the M25.

Utility bills included in the rent

Water

Gas

Electric

Tenants will be responsible for the council tax bill

5 weeks deposit £2301

Minimum annual household income to meet referencing criteria £60,000

- Two double bedrooms
- Purpose built lower ground floor maisonette
- Spacious open plan living/kitchen space
- Modern fitted kitchen
- Two modern bath/shower rooms
- Double glazing/gas central heating
- Own front door
- Patio terrace





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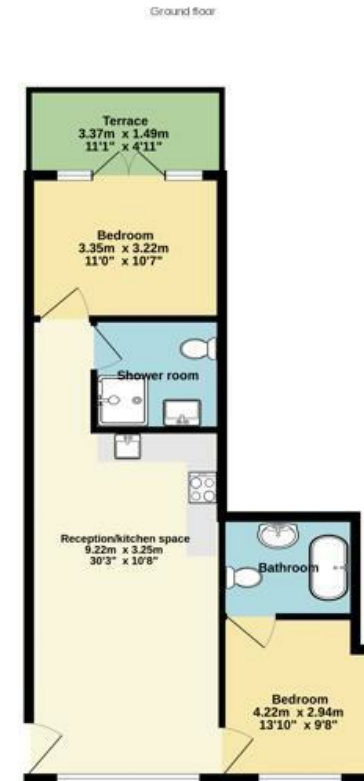
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Oak Avenue Enfield EN2 8LB

Tenure:
Gross Internal Area: 0.00 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			
(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			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Before every attempt has been made to ensure the accuracy of the figures contained here, measurements of levels, widths, heights and any other facts are approximate and its responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and not as a contractual document. The services, appliances and fittings shown here are not intended to be guaranteed. Plans are for reference only.

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