



TO LET

- Two double bedrooms
- Victorian terrace house
- Two receptions
- Kitchen
- First floor shower room
- Double glazing/gas central heating
- Front and rear gardens
- Close to shops/station

Vicars Moor Lane, Winchmore Hill, London, N21  
Chain Free £525,000

**Anthony Webb**  
ESTATE AGENTS

# Vicars Moor Lane, Winchmore Hill, London, N21

CHAIN FREE Victorian two bedroom terraced house located in the heart of Winchmore Hill N21.

The property, which requires MODERNISATION offers two receptions, a fitted galley kitchen, a spacious first floor shower room, two good size double bedrooms, double glazing, gas central heating, front and rear gardens.

Vicars Moor Lane is a popular residential turning located between Green Lanes and Wades Hill and is ideally placed for Winchmore Hill's wealth of shops (including a Waitrose within 2 minutes walk), restaurants, bus routes and mainline station into Finsbury Park and Moorgate.

Enfield Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk