

**TO LET**



**Thornaby Gardens, Edmonton, London, N18**  
**£2,100 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Thornaby Gardens, Edmonton, London, N18

UNFURNISHED three bedroom end of terrace house located close to Fore Street's shops, restaurants, bus routes and Silver Street mainline station into Liverpool Street.

The property consists of a spacious through lounge, a modern fitted kitchen with oven/hob (please note that no other appliances will be supplied), Utility room with under stairs storage and plumbing for washing machine, ground floor bath/shower room, two double bedrooms, one single bedroom, double glazing, gas central heating, off street parking, spacious gardens to front, side and rear.

Enfield council band C

5 weeks deposit £2423

Minimum annual household income to meet referencing criteria £66,000

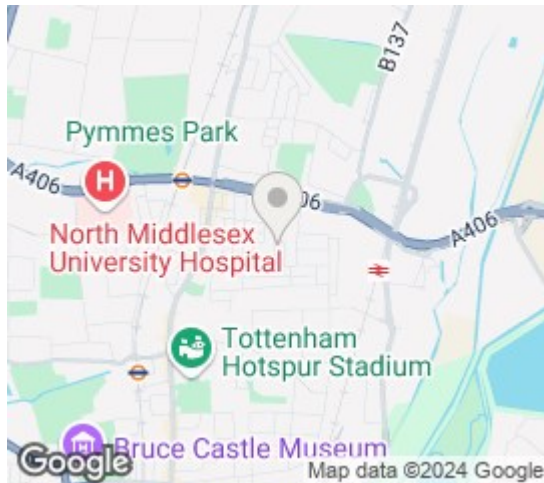
- Three bedrooms
- End of terrace house
- Through lounge
- Modern kitchen
- Bath/shower room
- Double glazing/gas central heating
- Off street parking
- Front and rear gardens





# Thornaby Gardens Edmonton London N18 2AX

Tenure:  
Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(50-60) <b>C</b>			
(39-49) <b>D</b>			
(29-38) <b>E</b>			
(17-28) <b>F</b>			
(1-16) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 85.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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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