

TO LET



Westbury Avenue, London, N22
£2,400 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Westbury Avenue, London, N22

LOCATION! LOCATION! A newly decorated three bedroom first floor maisonette located above commercial premises within a few minutes walk of Turnpike Lane underground station.

Located on Westbury Avenue the property benefits from a wealth of shops, restaurants, bus routes and underground station with Wood Green shopping city also a short walk away.

Own front door with stairs to first floor landing, living room, kitchen/diner, bathroom and separate w.c, double glazing, gas central heating, laminate flooring.

Haringey council band C

5 weeks deposit £2769

Minimum annual household income to meet referencing criteria £72,000

- Three bedrooms
- First floor Maisonette
- Own front door
- Living room
- Kitchen/diner
- Double glazing/gas central heating
- Newly decorated
- Close to shops and underground station





Westbury Avenue
London
N22 6BS

Tenure:
Gross Internal Area: 1011.82 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		67
(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		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-38) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 94.0 sq m (1012 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Mark Webb Design 12/2025

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