

TO LET



Thornaby Gardens, Edmonton, London, N18
£2,000 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 £2307

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

- 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) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

Anthony Webb
ESTATE AGENTS