

**TO LET**



**Woodfield Close, Enfield, EN1  
£1,700 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Woodfield Close, Enfield, EN1

UNFURNISHED two bedroom newly renovated ground floor apartment located in this quiet residential development located off Lincoln Road.

Enfield Town's shops, restaurants, bus routes and mainline station are within easy walking distance.

Secure communal entrance with entry phone system • Spacious living room with bay window • Modern fitted kitchen • Modern shower room • One double bedroom • One single bedroom • New laminate flooring • Double glazing • Gas central heating • Communal parking facilities via permit.

Enfield council band D

5 weeks deposit £1961

Minimum annual household income to meet referencing criteria £51,000

- Two bedrooms
- Ground floor apartment
- Living room
- Modern fitted kitchen
- Modern Shower room
- Double glazing/gas central heating
- Secure communal entrance
- Communal parking facilities





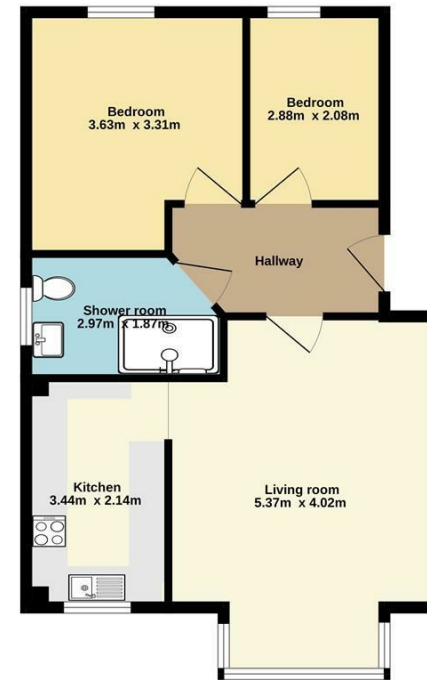
# Woodfield Close Enfield EN1 2AZ

Tenure:  
Gross Internal Area: 549.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor  
51.3 sq.m. approx.



TOTAL FLOOR AREA: 51.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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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