

# TO LET

- One bedroom flat
- First floor above commercial premises
- Living room
- Kitchen
- Shower room
- Utility bills included
- Double glazing/gas central heating
- Close to shops/transport



Green Lanes, Winchmore Hill, London, N21  
£1,400 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS



Anthony Webb



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# Green Lanes, Winchmore Hill, London, N21

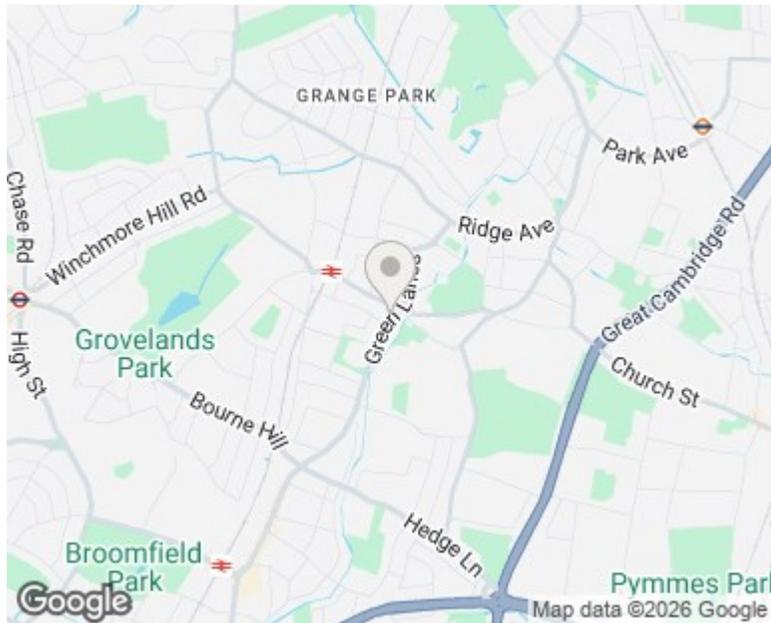
ALL BILLS INCLUDED. FURNISHED one bedroom converted flat in the heart of Winchmore Hill with UTILITY BILLS, COUNCIL TAX and WIFI included in the rent.

Located above a public house that plays live music • First floor • Own front door via rear access • Living room • Kitchen with appliances • Shower room • Gas central heating • Double glazing • A few minutes walk to mainline station/shops • suitable for single person or couple • Available Now!!

ALL BILLS INCLUDED

5 weeks deposit £1615

Minimum annual household income to meet referencing criteria £42,000



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			
<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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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348 Green Lanes, Palmers Green, London N13 5TJ

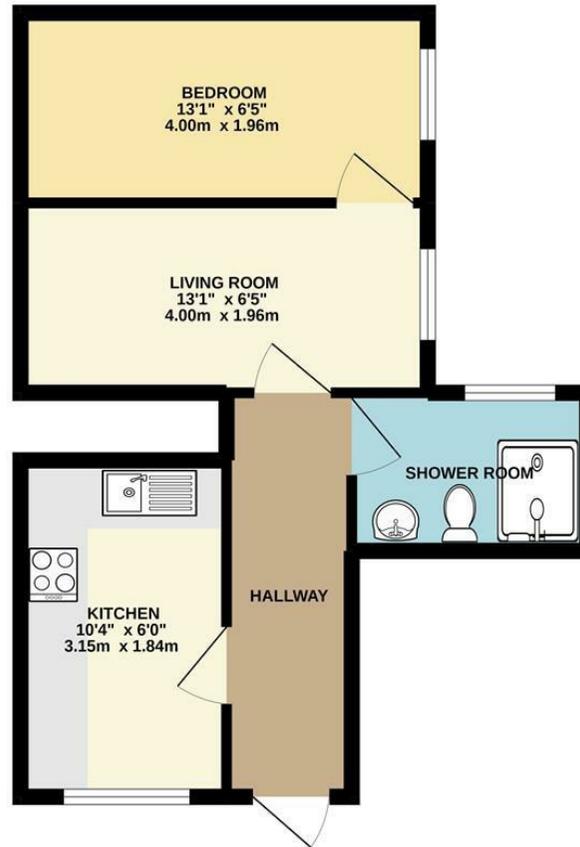
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GROUND FLOOR



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 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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