

**TO LET**



**Lascotts Road, Wood Green, London, N22**  
**£1,500 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Lascotts Road, Wood Green, London, N22

A one bedroom UNFURNISHED ground floor flat with own rear garden N22.

The property is ideally located for both Wood Green underground station and Bowes Park mainline station, with Green Lane's shops, restaurants and bus routes a short walk away. Benefits include a living room with laminate floor, a new fitted kitchen with appliances and doors to garden, a spacious bathroom and a double bedroom with fitted wardrobes and large cupboard, gas central heating and own private rear garden.

Haringey council band C

5 weeks deposit £1730

Minimum annual household income to meet referencing criteria £45,000

- Ground floor flat
- One double bedroom
- Living room with bay window
- New kitchen with appliances
- Private rear garden
- Bathroom
- Gas central heating
- Close to Wood Green and Bowes Park stations





# Lascotts Road Wood Green London N22 8JN

Tenure:  
Gross Internal Area: 452.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		64	
(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			84
(81-91) B			
(69-80) C		65	
(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	



TOTAL FLOOR AREA: 42.0 sq.m. approx.  
While 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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