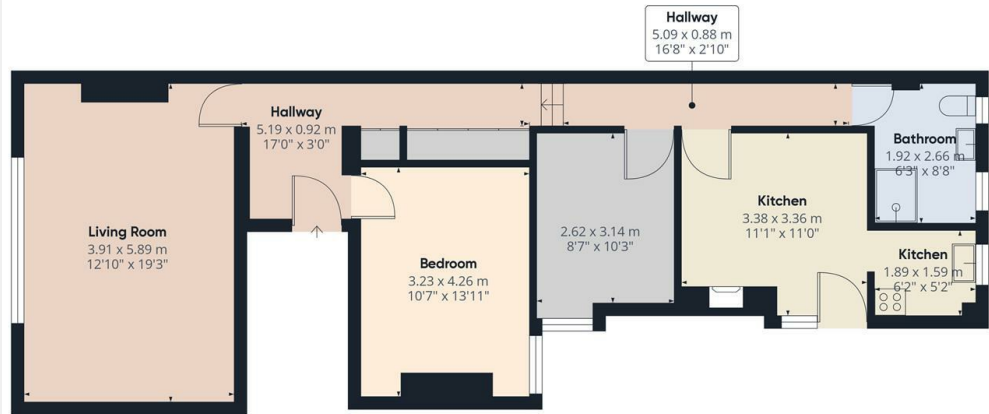




High Road, London, N12 8QR

£1,500 PCM

- 2 Bedroom flat above commercial premises
- 0.5 miles to Woodside Park Tube Station
- Available on long term tenancy (initial 12 months)
- Available NOW
- Spacious shower room
- Fitted carpets throughout
- Council Tax band C - £1,727.32 per annum
- Large eat-in fitted kitchen with appliances
- Excellent location to shops, bars & supermarkets
- Furnished

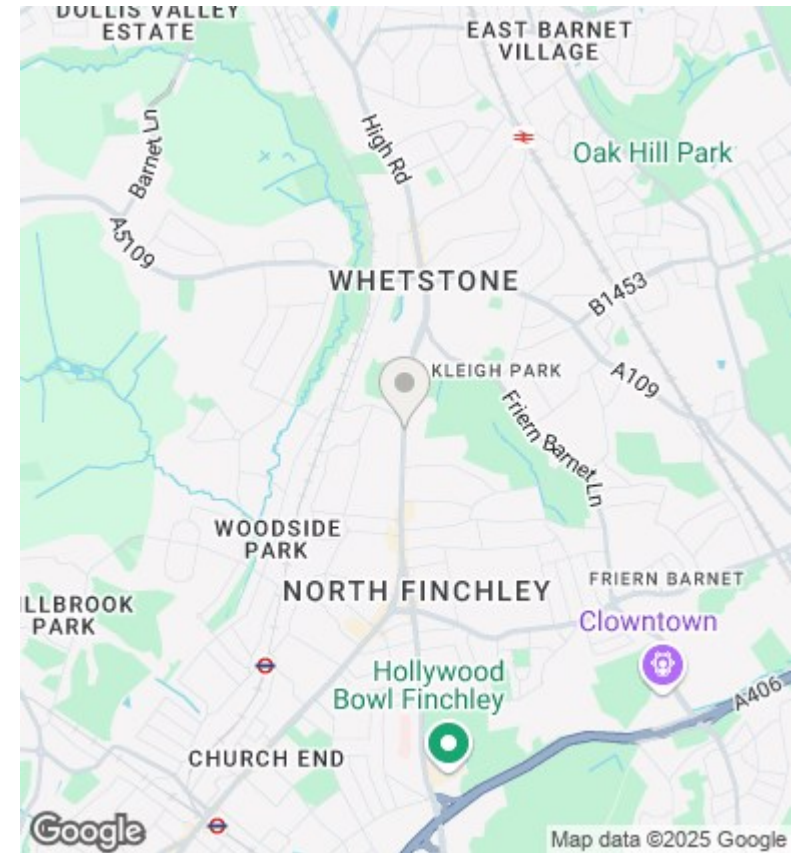


Approximate total area<sup>1)</sup>  
77.9 m<sup>2</sup>  
838.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	