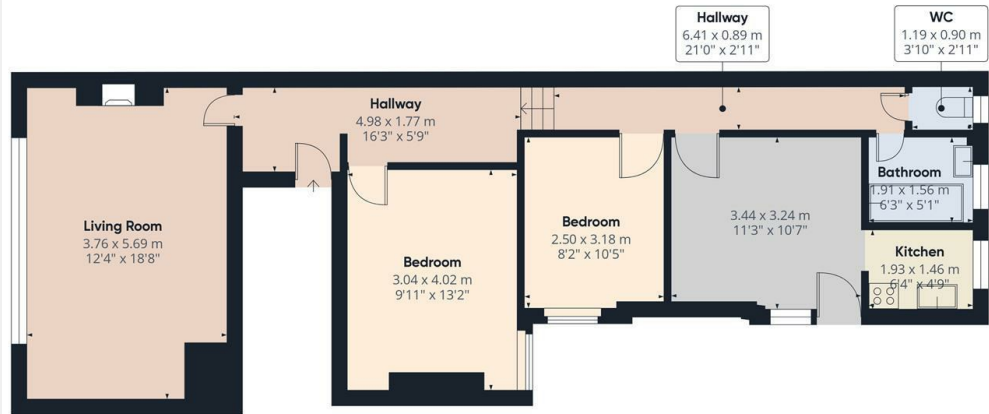




High Road, London, N12 8QR

£1,550 PCM

- 2 Bedroom flat above commercial premises
- Fitted kitchen with appliances
- Available on long term tenancy (initial 12 months)
- Available 8th May 2025
- Close to a vast array of amenities
- 0.5miles to Woodside Park Tube Station
- Council tax band C
- 1 Double bedroom & 1 single bedroom
- Huge hallway with storage space
- Unfurnished

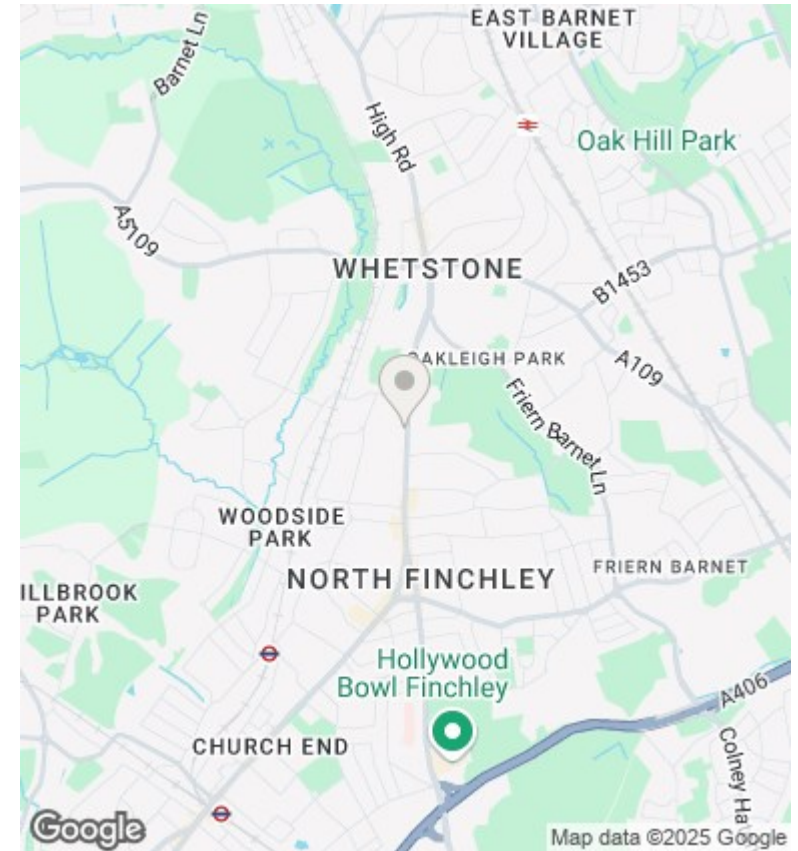


Approximate total area<sup>1)</sup>  
72.87 m<sup>2</sup>  
784.38 ft<sup>2</sup>

(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) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	