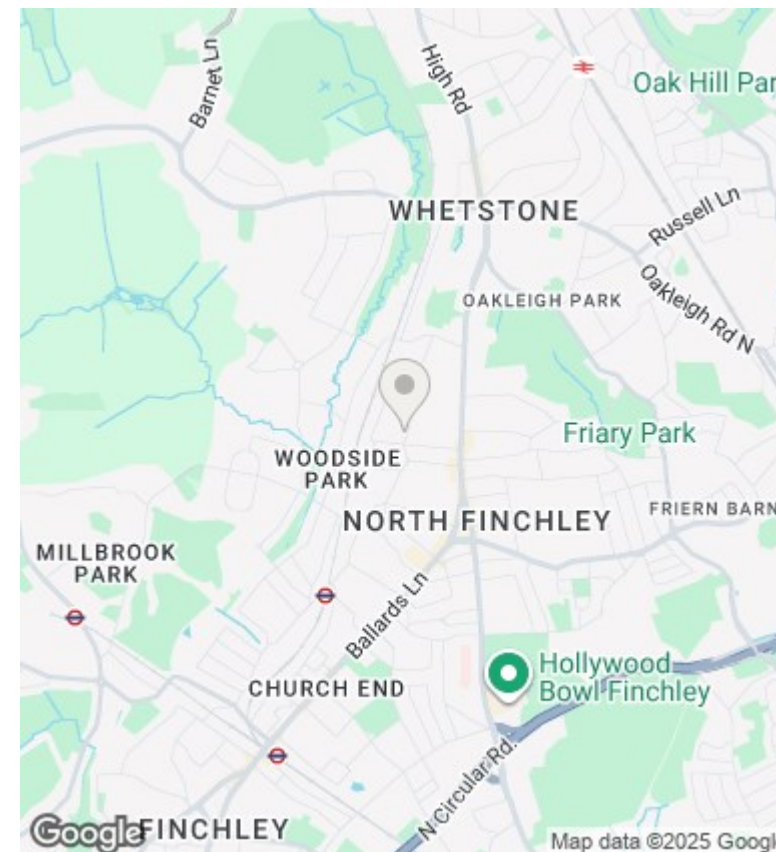
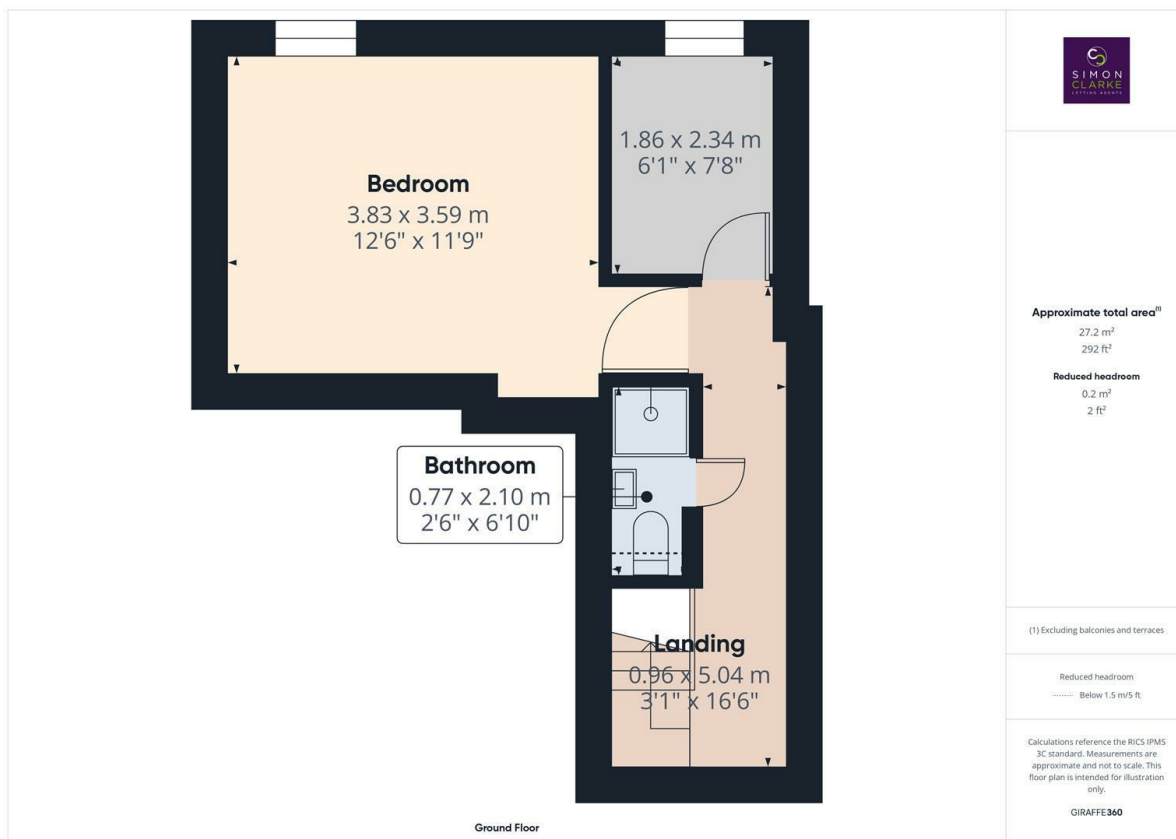




Woodside Avenue, London, N12 8AX

£2,600 Per Calendar Month

- A Beautiful 2-bedroom plus study duplex apartment
- Two fully tiled bathrooms
- Wooden floors throughout
- Deposit: £3,000 (Equivalent to 5 weeks rent)
- Professionally managed by Simon Clarke Letting Agents
- Versatile study room / store room
- Unfurnished
- Set within an exclusive period conversion
- Access into a large secluded garden with patio, with maintenance included all year round
- Available NOW / Council tax to be confirmed



## Directions

## Viewings

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

## Council Tax Band

New Build

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 73        |
| (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 |           |