



Total Area: 121.0 m² ... 1303 ft² (excluding garden)  
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Four Bedroom House
- Study Room
- Large Kitchen/Diner
- Private Garden
- Available mid-January
- Offered Furnished

**£2,700 PER MONTH**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





# About The Property...

This spacious four bedroom terraced home is conveniently placed within just a short walk of Wood Green High Street and shopping centre, whilst also have excellent transport links close by, with Turnpike Lane tube station just a short walk away.

Benefitting from generously sized accommodation throughout, the house offers a ground floor comprising of a lounge, kitchen/diner, cloakroom WC and the first of four bedrooms , followed by a further three bedrooms, bathroom and an additional study room on the first floor. There is also a large private rear garden accessed via the kitchen./diner.

Available Mid January , Furnished

Reservation Deposit - £623 (forms part of security deposit)

Security Deposit - £3,115

Council Tax - Haringey - Band E

