



# FIELDHOUSE

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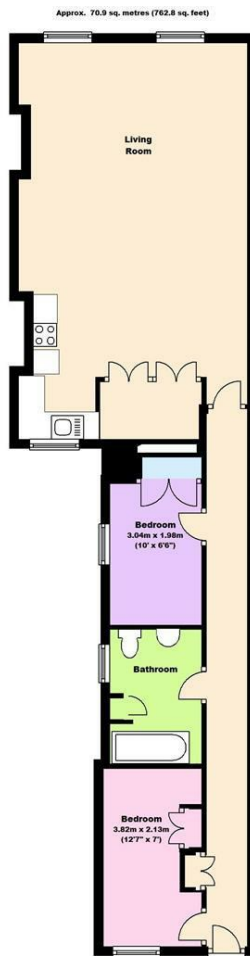
## Flat 1, 57 High Road, Wood Green, London, N22 6BH

SPACIOUS TWO-BEDROOM FIRST FLOOR FLAT located within close proximity of Wood Green Station. This property benefits from having been redecorated throughout and new carpets. The property is located above commercial premises and comprises of entrance hallway leading to a very large lounge and open plan kitchen, two bedrooms and a bathroom with shower over bath. This property benefits from Gas Central heating. Available Immediately!

- TWO BEDROOMS
- FIRST FLOOR
- OPEN PLAN KITCHEN AND LOUNGE
- SHOWER OVER BATH
- GAS CENTRAL HEATING

Minimum Length of Tenancy: 12 Months  
Council Tax: Westminster City Council  
Council Tax Band: C

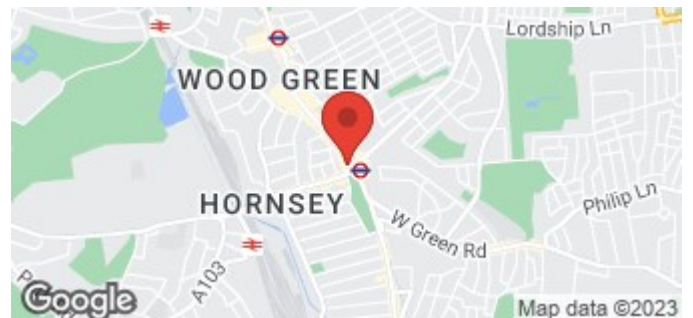
**£1,500 Per Month\***



Total area: approx. 70.9 sq. metres (762.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	67	73
EU Directive 2002/91/EC		



## FIELDHOUSE RESIDENTIAL LIMITED

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
Registered in England No. 5097508 VAT No. GB 839 5267 87

