



## Gerrards Close, London, N14

**£2,299 pcm**

- **2/3 Bed Maisonette**
- **Lounge/Diner**
- **0.1 Miles from Oakwood Tube Station**
- **£2,300pcm**
- **Front Garden**
- **Ground Floor**
- **Available from 1st June 2024**

# Gerrards Close, London, . N14

## £2,299 pcm

Available from 1st June 2024 this ground floor maisonette with own street access and front garden. Located within walking distance of Oakwood station and easy access to all local shops, schools and amenities. The property benefits from two double bedrooms and a separate study/bedroom, lounge/diner, modern fitted kitchen and double glazing throughout.

Internal Viewing Commencing week of 27th May 2024 - call now to arrange.

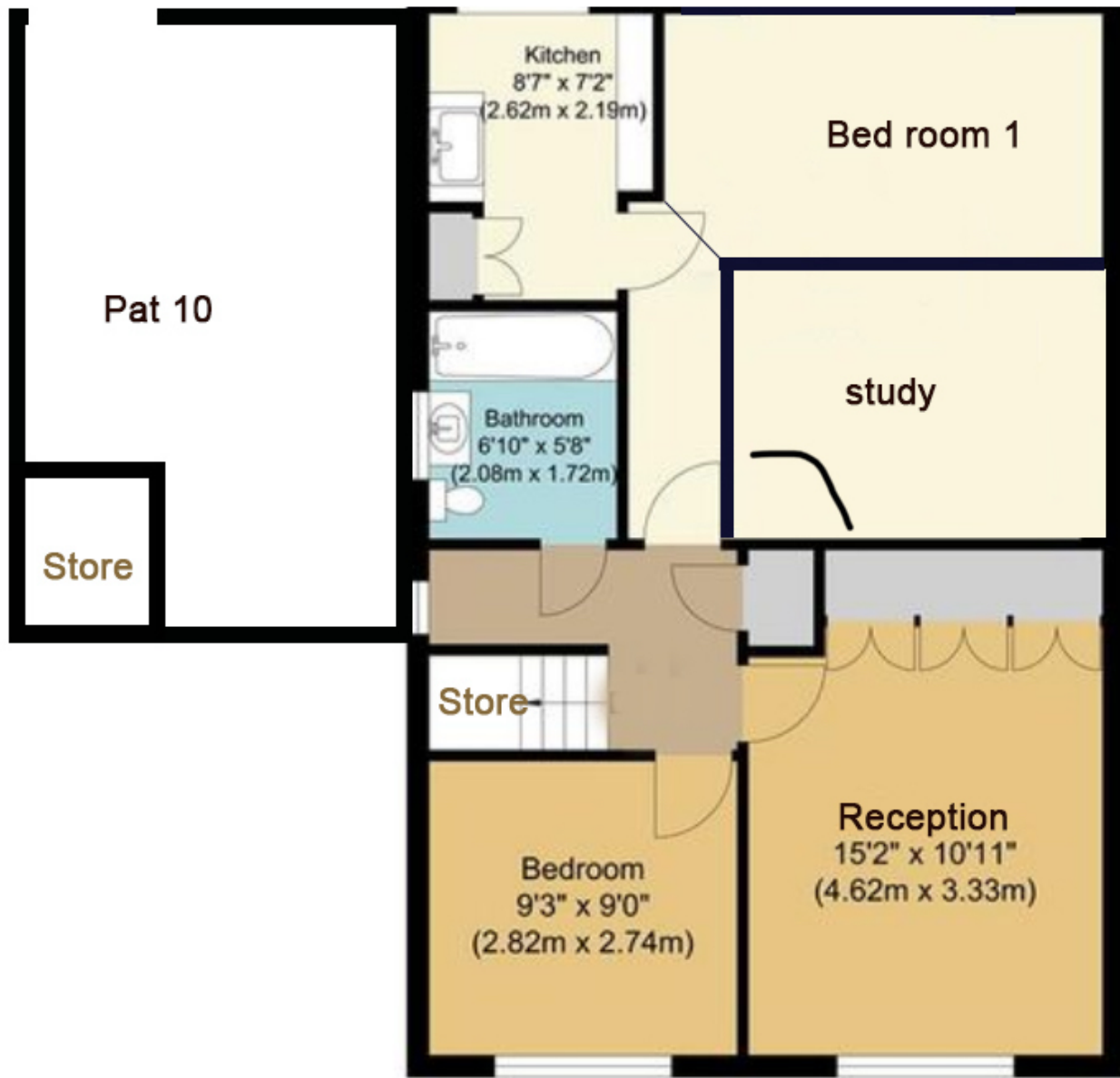
Security Deposit: £2,652.69

Council Tax Band D - Enfield Council £1,952.44

Referencing Criteria:

- Annual Household Income in Excess of £68,970

- No adverts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

