

TO LET

£1,400 pcm



4 Pocket Living, Station Approach, London, N12 7AY

- Adjacent to Woodside Park Station
- Communal roof terrace
- Unfurnished
- Barnet council tax band C
- No pets allowed
- No parking
- 3 months payslips required
- 3 months bank statements required
- Available end of May



PROPERTY DESCRIPTION

A beautifully presented one-bedroom apartment in a brand-new development conveniently located adjacent to Woodside Park Northern Line Tube Station. Pocket homes are only available to people who do not own a property and who earn under £90,000 per year.

Unfurnished

Features include a fully-fitted kitchen with worktops, granite composite sink and integrated appliances, contemporary tiled bathroom, large, floor to ceiling windows for loads of natural light, a communal roof terrace with leafy views of North London and covered bike storage space.

Council tax band C - approx. £1,727.32 per year.

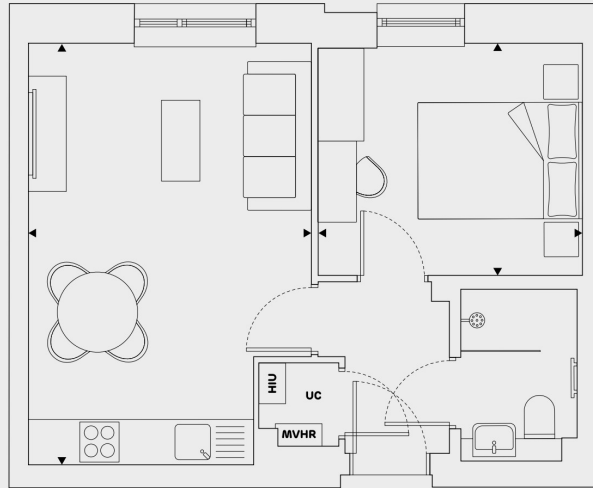
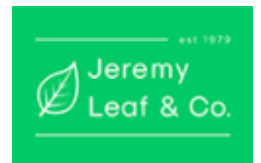
****This is a car-free development and tenants cannot apply for a residents' permit.****



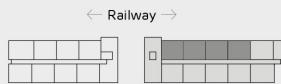
ROOM DESCRIPTIONS



FLOORPLAN & EPC



Floors 01-04



Flats
10, 11, 12, 13,
20, 21, 22, 23,
30, 31, 32, 33,
40, 41, 42, 43

Gross Internal Area
413 sqft — 38.40 sqm
Living/Dining/Kitchen
12'0" x 17'10" — 3.65 x 5.45 m
Bedroom
11'2" x 9'10" — 3.40 x 3.00 m

Heat Interface Unit **HIU**
Mechanical Ventilation Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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