



## 11a Links Side, Enfield, EN2 7QT

Lanes are delighted to offer recently modernised two bedroom first floor flat in Western Enfield and convenient for transport links to Oakwood tube station (Piccadilly Line) and Enfield Chase rail station. The property benefits from two bedrooms, shower room, double glazing, electric heating. Internal viewing highly recommended.

\*COUNCIL TAX BAND C\*

Tenant Requirements:  
This property requires a household income of £51,000+.

# £1,700 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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