



## Flat 8, The Old School House 3 Waverley Road, Enfield, EN2 7RX

- LET BY LANES LETTINGS
- BASEMENT APARTMENT
- TWO DOUBLE BEDROOMS
- OFFERED FURNISHED / UNFURNISHED

AVAILABLE NOW! Welcome to The Old School House, a charming two-bedroom basement flat located on Waverley Road in the desirable area of Enfield. This delightful property, set within a beautifully converted building near the scenic Ridgeway, offers a spacious living environment with a generous 861 square feet of well-designed space.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat features two comfortable bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the high ceilings, which create an airy and open atmosphere throughout. The flat is equipped with gas central heating and part double glazing, ensuring

# £1,700 PCM



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		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) B		
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