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122 Oaklands Avenue, London, N9 7LJ

£399,995



Door to

Hallway

Lounge/Diner

22' 4 x 11' 4 (6.71m x 3.45m)
opening to 14'4

Kitchen

13'1 x 8'11 (3.99m x 2.72m)

First Floor Landing

Bedroom

13'5 x 11'5 (4.09m x 3.48m)
opening to 14'5

Bedroom

8'11 x 7'10 (2.72m x 2.39m)

Bathroom

Rear Garden

Front Garden

Off street parking

Reference

ET5346/PL/14072026 - Enfield Estate Agent

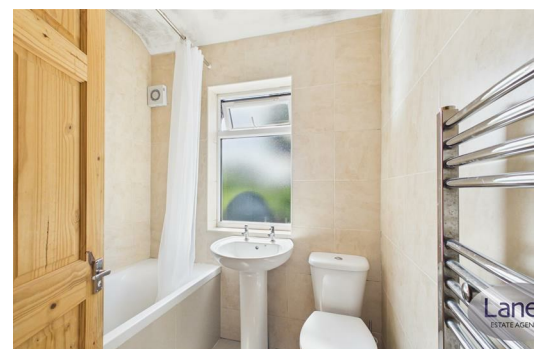
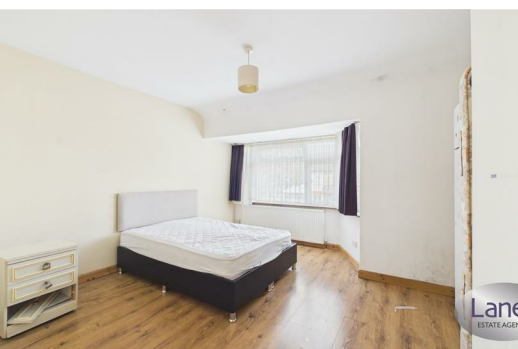
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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