

# TO LET

- Ground floor Maisonette
- Two bedrooms
- Living room
- Kitchen
- Modern bathroom
- Own front Door
- Off street parking
- Own section of garden



Myddelton Avenue, Enfield, EN1  
£1,300 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS





# Myddelton Avenue, , Enfield, EN1

Two bed ground floor maisonette with own front door, parking and garden.

Newly decorated • New laminate floors • One double bedroom • One single bedroom • Double glazing • Gas central heating • Own section of rear garden • Off street parking to front • Great road access via the A10 and M25 • Close to Forty Hall and Enfield Town.

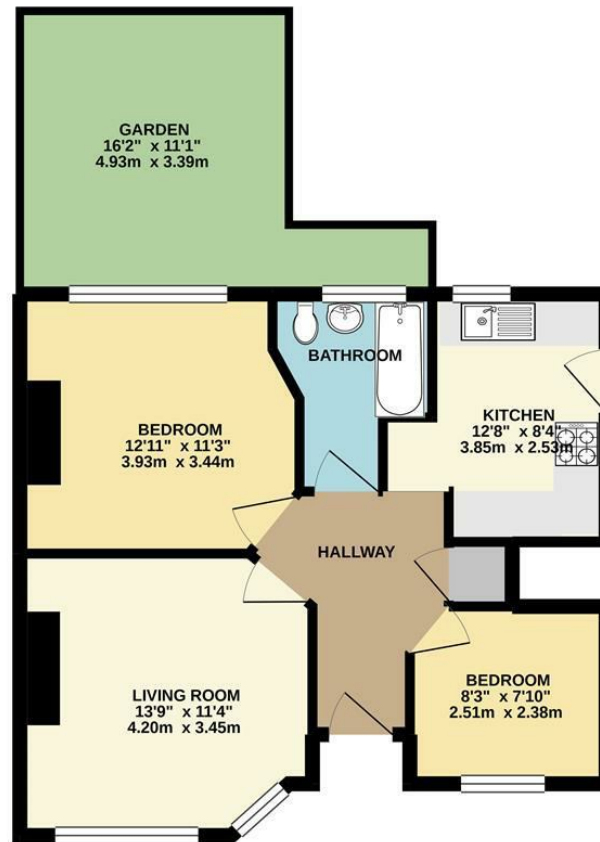


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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