



**First Floor Flat, Green Lanes, London, N8**  
£1,900 pcm

Bright 2-bed first-floor flat in vibrant N8. Offers 1 spacious reception and modern bathroom. Just minutes from Turnpike Lane Station (Piccadilly Line), plus easy access to local shops, cafes, parks & schools. Ideal for professionals or small families. Convenient & well-connected living!

## Energy Efficiency Rating

|                                                                                                                                                                                                                                                   | Current                    | Potential                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b><br><b>(81-91) B</b><br><b>(69-80) C</b><br><b>(55-68) D</b><br><b>(39-54) E</b><br><b>(21-38) F</b><br><b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i> | <b>68</b>                  | <b>79</b>                                                                             |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                        | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Rent  
Viewing

£1,900 pcm  
Strictly by appointment with Zuplex - Head Office Telephone

|                        |                    |
|------------------------|--------------------|
| Reference              | 02088887599        |
|                        | ZL0233             |
| Additional Information | Deposit: £2,423.07 |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.