




Ground Floor Flat,  
Sylvan Avenue, London,  
N22  
£2,400 pcm

Bright and spacious 3-bed maisonette in N22, offering a roomy reception, modern bathroom, private garden and garage. Close to local shops, cafés, schools and parks, with excellent transport links nearby—ideal for families or professionals seeking comfort and convenience.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b> <b>(81-91) B</b> <b>(69-80) C</b> <b>(55-68) D</b> <b>(39-54) E</b> <b>(21-38) F</b> <b>(1-20) G</b> <i>Not energy efficient - higher running costs</i>	<div>60</div>	<div>75</div>
<b>England &amp; Wales</b>	EU Directive 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.

Reference	02088887599
Additional Information	ZL0267
	Deposit: £2,769.23
	Parking options: Garage
	Garden details: Private Garden

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.