

**TO LET**



**Frobisher Road, London, N8**  
**£1,400 Per Calendar Month**

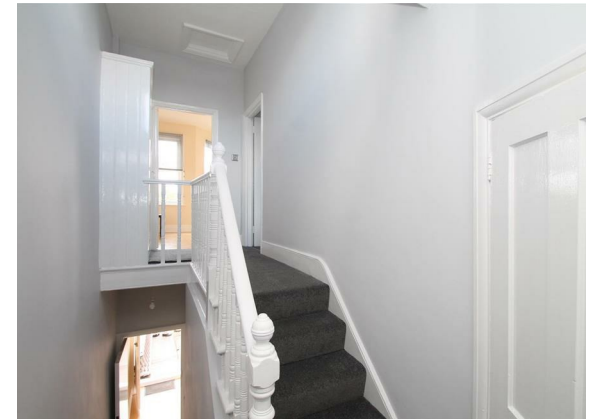
**Anthony Webb**  
ESTATE AGENTS

## Frobisher Road, London, N8

Newly decorated spacious two double bedroom converted flat offered with flexible furnishings and AVAILABLE NOW.

The flat is situated on the entire first floor of this Victorian property located within ten minutes' walk from Turnpike Lane's underground station (Piccadilly Line), Wood Green's shopping city and various bus routes. Benefits include a spacious living room with large bay window, a modern kitchen with appliances, a modern bathroom with shower over the bath, gas central heating and double glazing.

- Victorian first floor flat
- Two double bedrooms
- Spacious living room
- Kitchen & bathroom
- Close to Wood Green/Turnpike Lane
- Flexible furnishings
- Available NOW
- Newly decorated



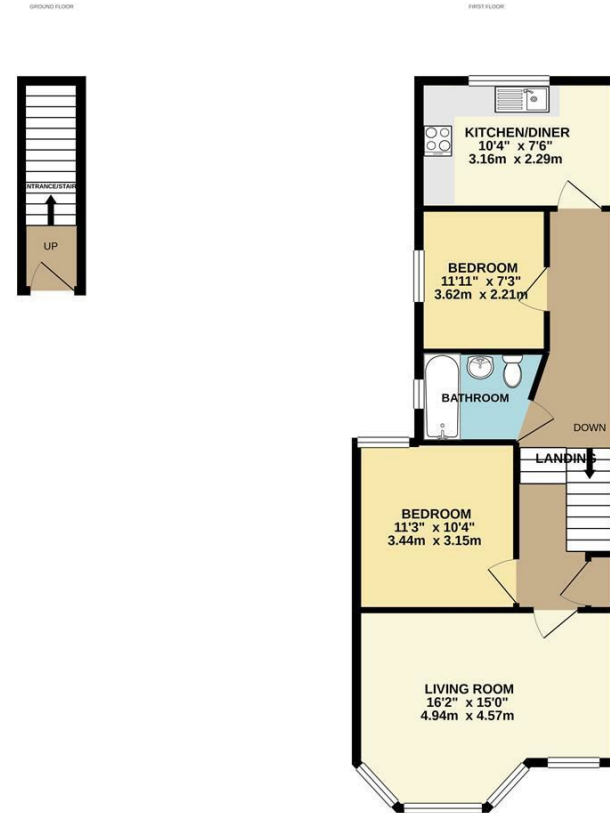


# Frobisher Road London N8 0QT

Tenure:  
Gross Internal Area: 0.00 sq ft



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



TOTAL FLOOR AREA: 700sq ft (65.0 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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