



81 Waddington Close Burleigh Road, Enfield, EN1 1NB

AVAILABLE EARLY MARCH! This UNFURNISHED ONE BEDROOM property is situated in a quiet cul-de-sac yet conveniently positioned to Enfield Town Train Station. The property is a moment's walk to all local amenities such as shopping facilities, transport links, and good road networks.

The property benefits from a BRIGHT lounge/diner, separate kitchen area, parking for one car, electric heating throughout, double glazing, and a neutral interior.

Tenant Requirements:

This property requires a household income of £31,500 per year+

£1,050 PCM



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		
	67	75
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		

