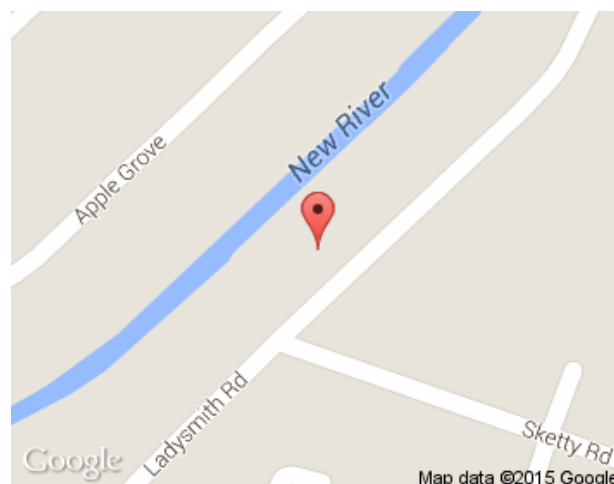


Ladysmith Road, Enfield, EN1
£277 per week, For long let



A newly built first floor p/b one bedroom flat with a rear aspect situated within easy walking distance of Enfield Town multiple shopping and transport facilities as well as Enfield Town Rail Station. This luxury flat has double glazing, laminated flooring throughout, appliance fitted modern kitchen including dishwasher and washer/dryer, modern bathroom with shower, allocated parking space and available unfurnished now on a first come first serve basis.





Broomfield Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

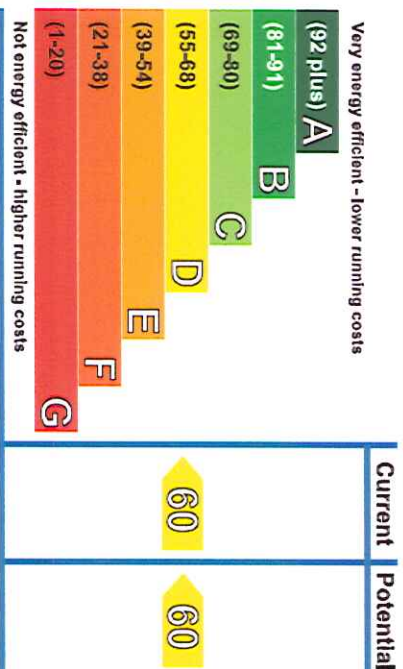
Long Description

A newly built first floor p/b one bedroom flat with a rear aspect situated within easy walking distance of Enfield Town multiple shopping and transport facilities as well as Enfield Town Rail Station. This luxury flat has double glazing, laminated flooring throughout, appliance fitted modern kitchen including dishwasher and washer/dryer, modern bathroom with shower, allocated parking space and available unfurnished now on a first come first serve basis.

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 1,089 over 3 years	£ 1,089 over 3 years	
Hot Water	£ 663 over 3 years	£ 663 over 3 years	
Totals	£ 1,884	£ 1,884	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).