

**TO LET**



**Cranley Gardens, Palmers Green, London, N13**  
**£2,100 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Cranley Gardens, Palmers Green, London, N13

Professional sharers/family wanted for beautifully presented four bedroom period flat situated over the first and second floors of this converted Edwardian property.

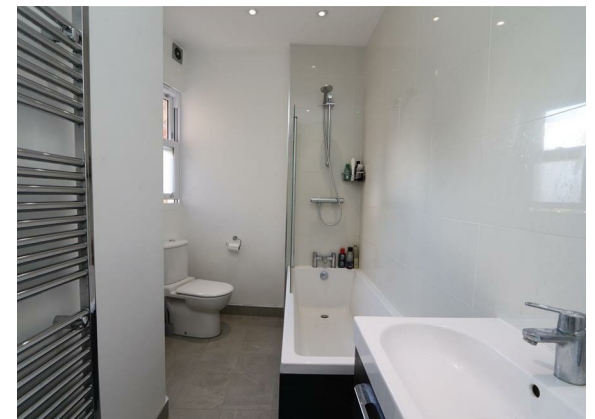
Cranley Gardens is a quiet residential turning running between Fox Lane and Bourne Hill and is conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Grovelands park are also within easy walking distance. There are several good schools nearby including St Monica's Catholic Primary and Walkers Primary (Please check catchment criteria)

Secure communal entrance • Spacious first floor landing • Two good size double bedrooms • Single bedroom • 4th bedroom currently used as storage room • Modern bathroom • Converted loft space offers a bright living/dining space with Juliette balcony • Modern fitted kitchen with appliances • Shower/utility room • Wood/tiled floors throughout • Double glazing • Gas central heating.

Enfield council band D  
5 weeks deposit £2423

Minimum annual household income to meet referencing criteria £63,000

- Four bedrooms
- Split level converted Edwardian flat
- Living/dining space
- Modern fitted kitchen
- Modern shower/utility room
- Modern bathroom
- Wood/tiled floors throughout
- Double glazing/gas central heating





**Cranley Gardens  
Palmers Green  
London  
N13 4LT**

Tenure:  
Gross Internal Area: sq ft



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			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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