

**TO LET**



**Hertford Court, Green Lanes, Palmers Green, London, N13**  
**£1,950 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Hertford Court, Green Lanes, Palmers Green, London, N13

**SIMPLY STUNNING.** A two double bedroom apartment beautifully refurbished located on the top floor of this privately built 1960s block close to both Winchmore Hill and Palmers Greens shops, restaurants and mainline stations.

The property was completely refurbished from top to bottom in 2015 including a new gas central heating system, new rewiring and new double glazed windows.

Secure entry phone system • Restored and varnished original parquet flooring • Spacious Living/dining space with door to balcony with views of the Shard • Modern fitted kitchen with granite work surfaces and integrated appliances including a dish washer, microwave, wine cooler and further balcony • Modern bathroom and separate W.C • Master bedroom has floor to ceiling fitted wardrobes with sliding doors • Boarded loft storage space • Communal parking facilities.

Enfield council tax band D

5 weeks deposit £2250

Minimum annual household income to meet referencing criteria £58,500

- Two/three bedrooms
- Top floor apartment
- Spacious Living/dining room
- Modern kitchen with appliances
- Two balconies
- Fantastic condition
- Loft storage space
- Great location for shops/station









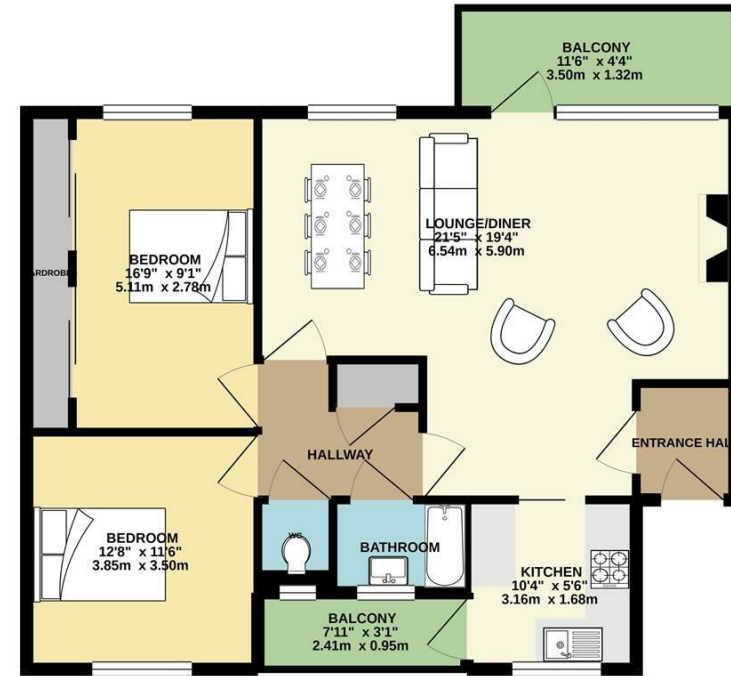
**Hertford Court, Green Lanes  
Palmers Green  
London  
N13 4DD**

Tenure:  
Gross Internal Area: 947.00 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			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(50-60) <b>C</b>			
(35-49) <b>D</b>			
(21-34) <b>E</b>			
(11-20) <b>F</b>			
(1-10) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

SECOND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA - 947sq.ft. (88.0 sq.m.) approx.  
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. 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 is given for their operability or efficiency can be given.  
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