

TO LET

- Well presented house
- Four bedrooms
- Spacious living room
- Beautiful kitchen/diner area
- Two bath/shower rooms
- Double gazing/gas central heating
- Off street parking
- Rear garden



TO LET
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Hamilton Crescent, Palmers Green, London, N13
£2,650 Per Calendar Month

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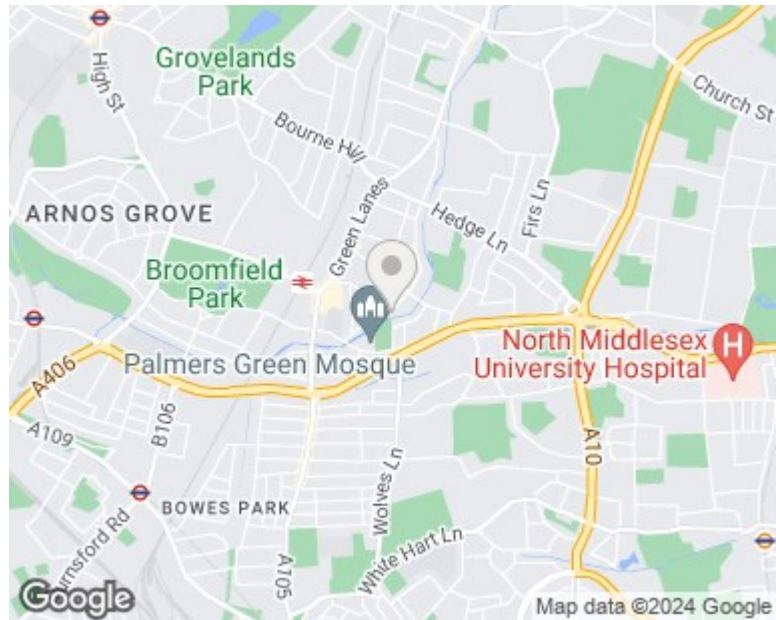
FOUR BEDROOM/TWO BATH HOUSE TO LET. A well presented end of terrace house located off Hazelwood Lane close to Palmers Green's shops, restaurants and mainline station into Moorgate.

The property offers a spacious living room opening to a beautiful kitchen/dining space with appliances and doors to garden and an original tiled hallway. The first floor offers two double bedrooms, one with a balcony overlooking the New River, one good size single bedroom and a modern family bathroom. The converted loft boasts a double bedroom and shower room. Further benefits include double glazing, gas central heating, wood/tiled floors to ground floor, off street parking and garden to rear.

Enfield Council Tax Band E

5 Weeks Security Deposit - £3057

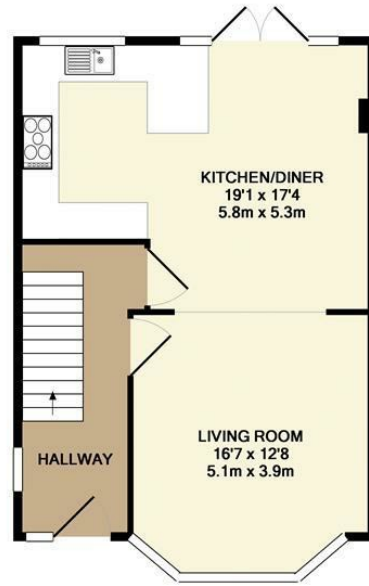
Minimum annual household income to meet referencing criteria £79,500



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		
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		



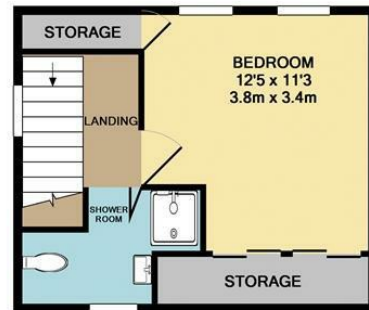
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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