

# TO LET

- Two DOUBLE bedroom garden flat
- Edwardian conversion
- Open plan living/kitchen space
- Two bath/shower rooms
- Offered Unfurnished
- Professional tenants wanted
- Great location for shops/station
- Sole use of west facing rear garden



**Burford Gardens, Palmers Green, London, N13**  
**£2,000 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Burford Gardens, Palmers Green, London, N13

Professional couple or sharers wanted for a fantastic unfurnished two double bedroom, two bath/shower room Edwardian ground floor garden flat offering larger than average floor space.

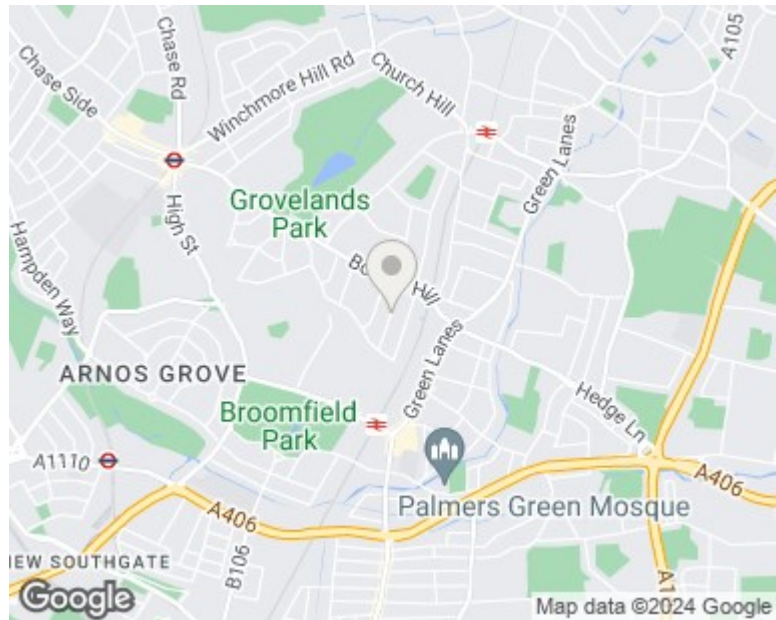
The property is located in a popular residential turning off Fox Lane within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate tube station is also a short bus ride away.

The flat has a spacious open plan modern living/kitchen space with high spec appliances, en-suite shower room to the master bedroom, additional second bathroom, double glazing, gas central heating, Virgin broadband points and entry phone system. The flat also has sole use of the 60ft approx rear garden.

Enfield council band C

5 weeks deposit £2307.00

Minimum annual household income to meet referencing criteria £60,000



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		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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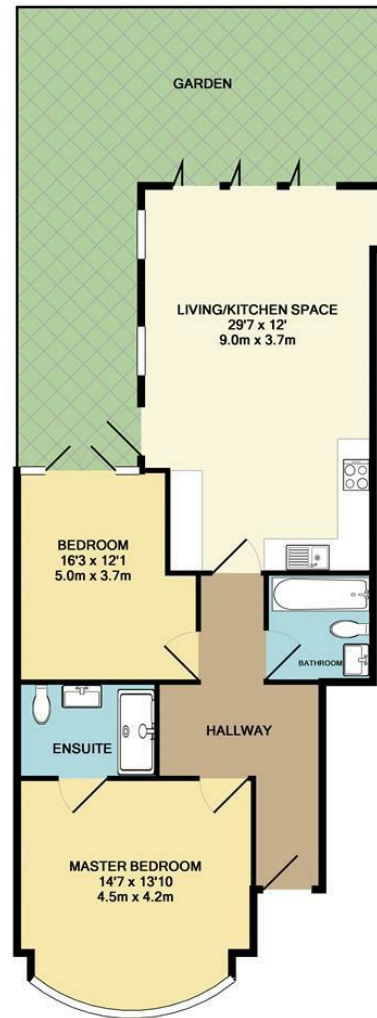
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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