

# TO LET

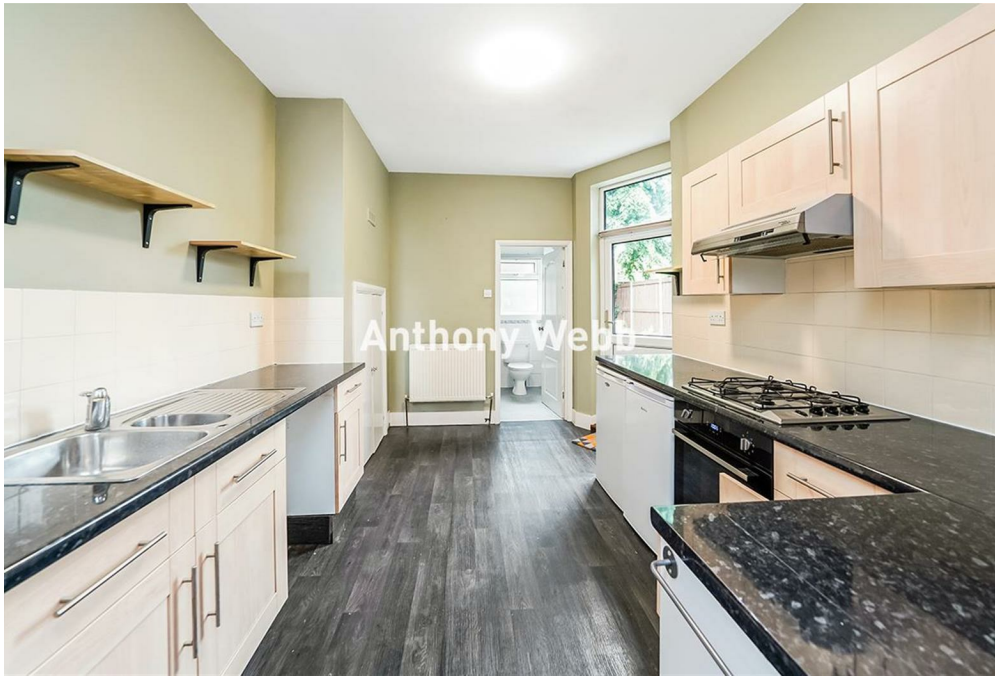
- One double bedroom
- Ground floor flat
- Kitchen/diner with appliances
- Sole use of rear garden
- Within easy reach of stations
- Desirable residential location
- Available now
- Offered unfurnished



Anthony Webb

**Fox Lane, Palmers Green, London, N13**  
**£1,700 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Fox Lane, Palmers Green, London, N13

Offered to let an UNFURNISHED spacious one double bedroom Edwardian ground floor flat with sole use of rear garden.

The property is located in a desirable residential turning within easy reach of both Palmers Green British Rail station (Moorgate) and Southgate underground (Piccadilly). Benefits include a spacious living room feature fireplace and laminate floor, a spacious bedroom with fitted wardrobes, feature fireplace, a kitchen/diner with appliances, a spacious bathroom, gas central heating, double glazing, sole use of rear garden, and off street parking.

Enfield council band C

5 weeks deposit £1961

Minimum annual household income to meet referencing criteria £51,000



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

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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