

TO LET



Crothall Close, Palmers Green, London, N13
£2,500 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Crothall Close, Palmers Green, London, N13

A well presented and Part Furnished three bedroom detached property consisting of a living room, dining room, conservatory, galley kitchen, utility room, ground floor w.c, two double bedrooms, one single bedroom, family bathroom, gas central heating, double glazing, off street parking and rear garden.

Crothall Close is a leafy cul-de-sac built in the late 1980s located off Fox Lane and is well positioned for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are also a short ride away via the W9 bus route. Green spaces are well catered for with both Broomfield and Groveland's Parks within easy walking distance.

Enfield council band F

5 weeks deposit £2769

Minimum annual household income to meet referencing criteria £75,000

- Three bedrooms
- Detached house
- Living & Dining room
- Kitchen with appliances
- Conservatory & utility room
- Off street parking
- Double glazing/gas central heating
- Offered part furnished



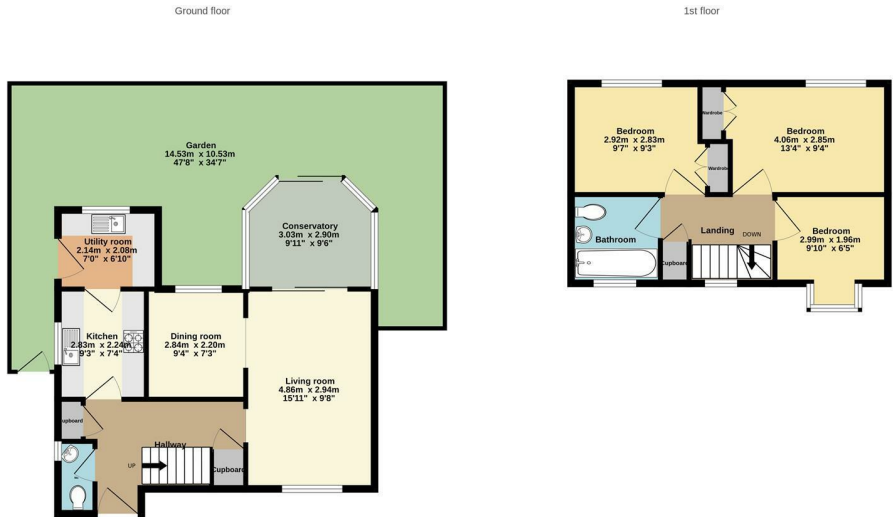


Crothall Close
 Palmers Green
 London
 N13 4BN

Tenure:
 Gross Internal Area: 883.00 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		67	68
(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			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D		65	66
(3-14) E			
(1-2) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 82.0 sq.m. (883 sq.ft.) 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. The plan is for illustrative purposes only and should be used as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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