

TO LET



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

**Anthony Webb**  
ESTATE AGENTS



# Hazelwood Lane, Palmers Green, London, N13

A first floor UNFURNISHED two bedroom purpose built flat located in the heart of Palmers Green.

Hazelwood lane is located off Green Lanes and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Secure communal entrance • 797 sq ft of living space • Spacious living room • Modern kitchen with appliances • New modern bathroom and separate w.c • Modern electric heating with dual immersion heater • Carpets and lino floors throughout • Double glazing • Stairs to communal gardens from kitchen • Entry phone system • Available from 18th November 2025

Enfield council band C

5 weeks deposit £1961

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

- Two bedrooms
- First floor flat
- 1930s mansion block
- Spacious living room
- Modern kitchen/bathroom
- Communal garden
- Close to shops/buses/station
- Available from 15th November 2025



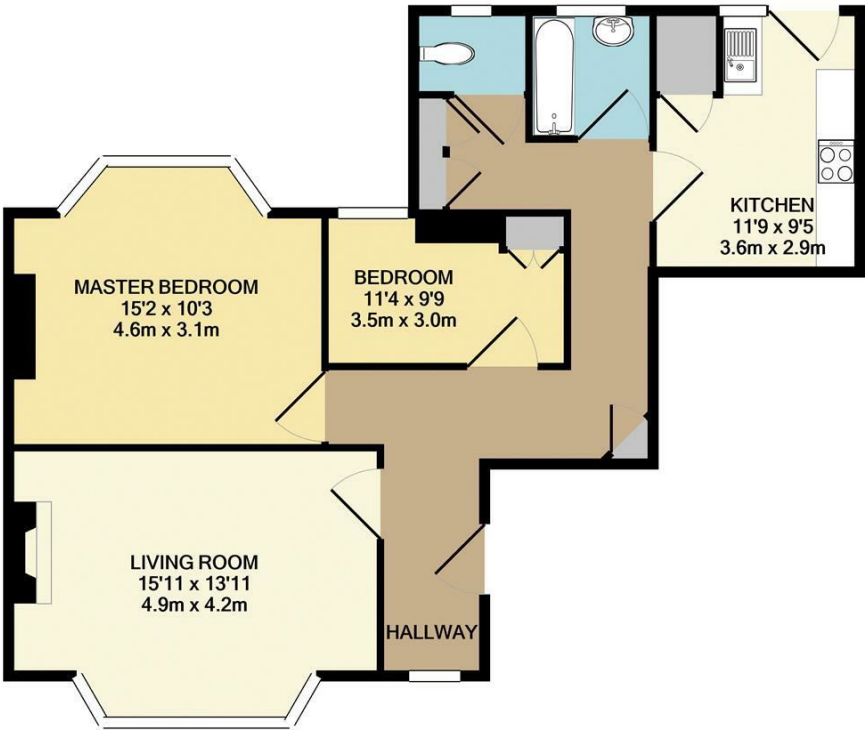


Hazelwood Lane  
Palmers Green  
London  
N13 5EY

Tenure:  
Gross Internal Area: 797.00 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-48) D		
(1-38) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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  
Made with Metropix ©2020

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given 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.

348 Green Lanes, Palmer's Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

