



**Arcadian Gardens, Wood Green, London, N22**

£2,500 Per month ()







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**Baker and Chase are delighted to present this lovely 3 bedroom end of terrace house located within close proximity of Palmers Green high street and includes a 58' rear garden with a studio room which can be used as an outside home office or gym.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £75,000pa

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Baker and Chase are delighted to present this charming 3 bedroom end of terrace house located within close proximity of Palmers Green high street.

Upon entering, you are greeted by a spacious through lounge that is filled with natural light, creating a warm and inviting atmosphere. The French doors leading to the garden not only bring the outdoors in but also provide a seamless transition for indoor-outdoor living. The property benefits from gas central heating and double glazed windows.

The property features a modern fitted kitchen ideal for whipping up delicious meals for family and friends and includes fitted appliances, such as a washing machine.

The first floor has three cosy bedrooms, including two generous double bedrooms, there is plenty of space for everyone to enjoy, along with one single room. A modern fully tiled family bathroom with a bath plus a shower attachment.

This property boasts a delightful 58' rear garden with a outside studio room that can be transformed into an additional room, perfect for a home office, gym or a cozy retreat, a perfect tranquil space.

Arcadian Gardens offers outstanding access to local restaurants, cafes and shops along Green Lanes. Palmers Greens' leafy suburban status is thanks to several local green spaces, including Broomfield Park and Grovelands, yet still boasts direct access to central London via Bowes Park Station (0.7 miles away) and Palmers Green Station (0.9 miles away). Wood Green Tube Station on the Piccadilly Line is only 0.7 miles away.

The property is unfurnished and is available 11th May 2024.

For further details or to arrange your viewing, please contact our office.

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## Exterior

Pathway to front garden,

## Hallway

UPVC part glazed double glazed front door leading to porch. Further glazed door leading to hallway. Wooden flooring, single radiator, stairs leading to first floor landing.

## Kitchen

Black granite tiled flooring, ceiling spotlights, a range of white gloss wall and base units, black worktops, single drainer stainless steel sink unit with mixer tap, washing machine (2 months old), built in gas hob, built in electric oven, extractor hood over, freestanding fridge freezer, integrated microwave, wall mounted combi boiler, double glazed window to rear, partly glazed double glazed door leading to rear garden.

## Through lounge

Wooden flooring, 2 single radiators, double glazed window to front, french doors leading to rear garden.

## First floor landing

Wooden flooring, access to loft.

## Bedroom 1

Fitted carpet, radiator, double glazed bay window to front, fitted wardrobes.

## Bedroom 2

Fitted carpet, radiator, double glazed window to rear, fitted wardrobes.

## Bedroom 3

Fitted carpet, radiator, double glazed bay window to front.







**BAKER**  
AND  
**CHASE**



## Family bathroom

Black tiled flooring, fully tiled walls, frosted double glazed window to rear, low flush WC, storage unit, wash hand basin, tiled enclosed bath with mixer tap and shower attachment, curtain rail.

## Rear garden

Mainly laid to lawn with patio area, flower and shrub borders,

## Garden studio room

Can be used as a home office or gym or ideal for storage, power and lighting.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

**Referencing:** Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

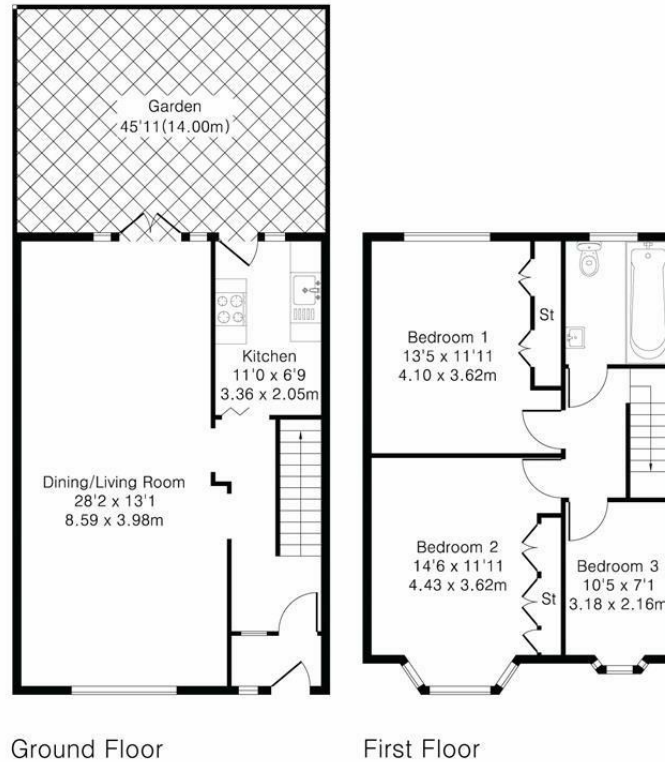








Approximate Gross Internal Area 1048 sq ft – 98 sq m  
Ground Floor Area 536 sq ft – 50 sq m  
First Floor Area 512 sq ft – 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

EPC Rating D / Local Authority: Haringey / Council Tax Band: D

