



## **Davey Close, Palmers Green, London**

Let Agreed

£1,700 Per month (Available from 22nd June 2024, Part furnished)





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**Welcome to this charming 2 double bedroom top floor modern purpose-built flat located in the heart of Palmers Green, London. Available now.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £51,000pa

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Welcome to this charming property located in Davey Close, Palmers Green, London. This delightful flat boasts a spacious reception room, perfect for relaxing or entertaining guests. With two double bedrooms, there is ample space for a small family, guests, or even a home office.

The spacious lounge overlooks the peaceful communal gardens, providing a serene and picturesque setting. This lovely property has a modern fitted kitchen complete with kitchen appliances, making it a perfect space for cooking up delightful meals. There is a separate utility cupboard which houses the washing machine and tumble dryer. With a modern fitted bathroom which includes a bath and a shower attachment, this flat offers a cosy and comfortable living space for you to relax and unwind.

The property also comes with an allocated parking space, ensuring convenience for those with a vehicle.

Situated in a modern purpose-built block, this second (top) floor flat offers a sense of community and security. The location in Palmers Green provides a peaceful retreat from the hustle and bustle of the city while still being conveniently close to all amenities. Located just a short 490 yards from Palmers Green Station, commuting to work or exploring the city couldn't be easier.

The property is currently semi furnished or can be unfurnished and is available now.

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

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## Communal Entrance

Stairs leading to second floor.

## Inner hallway

Wooden front door leading to inner hallway. Laminate flooring, door to store cupboard with fitted carpet, shelves, consumer unit. Further door leading to

## Hallway

Laminate flooring, single radiator, entry phone, ceiling spotlights, door to utility cupboard housing Bosch washing machine, Zanussi tumble dryer.

## Bedroom 1

Fitted carpet, single radiator, ceiling spotlights, wall mounted tv bracket, built in wardrobe, double glazed window to side.

## Bedroom 2

Fitted carpet, single radiator, double glazed window to side. (Possible furniture items - Pine wardrobe and pine chest of drawers)

## Bathroom

Vinyl flooring, extractor fan, frosted double glazed window to side, shelving, heated towel rail, low flush wc, pedestal wash hand basin, mirror fronted medicine cabinet above, panel enclosed bath with mixer tap and shower attachment, curtain rail and curtain, part tiled walls.

## Kitchen

Laminate flooring, single radiator, stripped fluorescent lighting, range of wooden wall and base units, roll top worktops, double glazed window to side, wall mounted Vaillant combi boiler, one and a half bowl single drainer stainless steel sink unit, mixer tap, tiled splashbacks, Grundig freestanding fridge freezer, Samsung dishwasher, built in Lamona gas hob, extractor hood over, built in Lamona electric oven.





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## Lounge

Laminate flooring, single radiator, double glazed window to side, (Possible furniture items - 2 seater sofa, armchair, dining table plus 4 chairs, TV stand, white desk and office chair)

## Communal Gardens

Allocated parking space.

## 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.

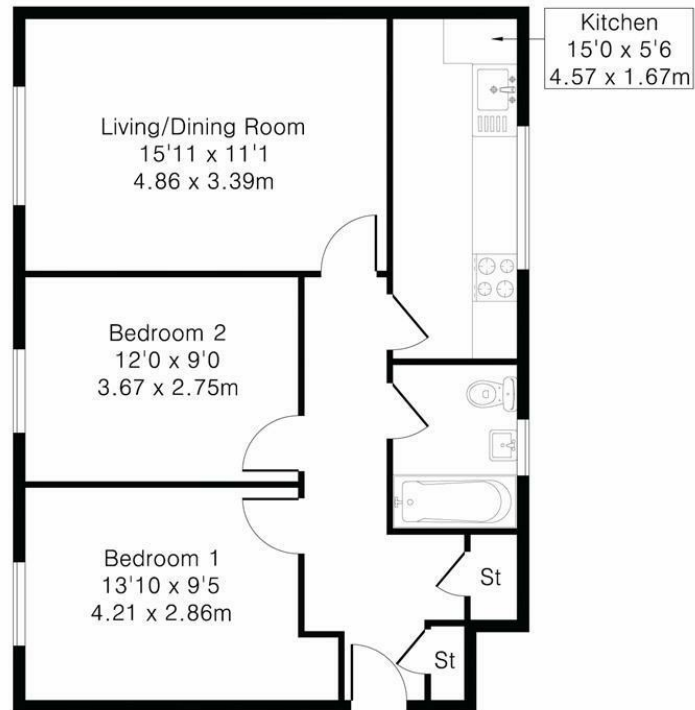
**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**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 643 sq ft – 60 sq m



First Floor



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 C / Local Authority: Enfield / Council Tax Band: D / Deposit required: £1,961

