



Hamilton Way, Palmers Green, London, N13

Available

£1,400 Per month (Available from 29th June 2024, Part furnished)





Welcome to Hamilton Way, Palmers Green, London, N13 - This delightful 1 bedroom house boasts a cosy reception room overlooking the canal. 730 yards from Palmers Green Train station. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £42,000pa

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Welcome to this charming property located on Hamilton Way in the heart of Palmers Green, London. Nestled in the sought-after Hamilton Way, this rarely available 1 bedroom house is a hidden gem waiting to be discovered.

This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. The lounge overlooks the picturesque view of the beautiful canal from the window - a truly outstanding sight to behold.

The kitchen, complete with kitchen appliances, and offers ample storage space for all your culinary essentials.

As you head upstairs to the bedroom you are greeted with a spacious double size bedroom with fitted wardrobes and mirror fronted sliding doors, ensuring your belongings are neatly tucked away. Along with a bathroom giving you the luxury of a bathtub plus a wall mounted shower, imagine coming home and soaking off all the stress.

One of the standout features of this property is the ample storage space throughout the property including additional loft access, providing ample space to store your belongings and keep your home clutter-free.

To top it off, this charming abode comes with the added convenience of an allocated parking space for one vehicle, making parking a breeze. Even better if you commute; this property is situated just 730 yards from Palmers Green train station

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.

Exterior

Allocated parking space.

Entrance hallway

Part glazed wooden front door leading to inner hallway. Carpet tiles, ceiling spotlight. Further wooden glazed door leading to

Lounge

Laminate flooring, wall mounted electric panel heater, wooden framed double glazed bay window to side overlooking canal, stairs leading to first floor landing.

Kitchen

Ceramic tiled flooring, stripped fluorescent lighting, wall mounted electric fan heater, wooden framed double glazed window to front, range of wooden wall and base units, roll top worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, Beko washing machine, floorstanding under counter fridge with ice box, built in Cooke and Lewis electric hob, extractor hood over, built in Creda electric oven, door to under stairs storage cupboard with vinyl flooring and housing consumer unit, light and ample storage.

First Floor Landing

Fitted carpet, access to loft.

Bathroom

Ceramic tiled flooring, frosted wooden framed window to front, wall mounted electric fan heater, tall storage cupboard, pedestal wash hand basin, low flush wc, panel enclosed bath with mixer tap, wall mounted shower unit, shower screen and curtain rail.





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Bedroom 1

Laminate flooring, wooden framed double glazed window to rear overlooking the canal, wall mounted storage heater, sliding mirror fronted doors to built in wardrobe, door to airing cupboard housing hot water cylinder tank, immersion heater, shelving. (Possible furniture items -Double bed, 2 x bedside tables)

Disclaimer

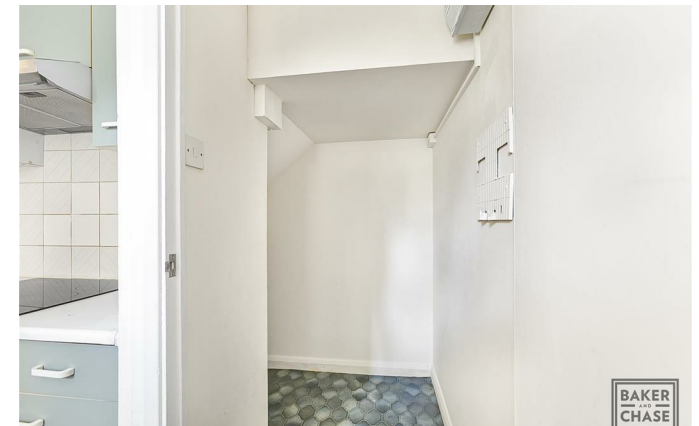
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Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

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.

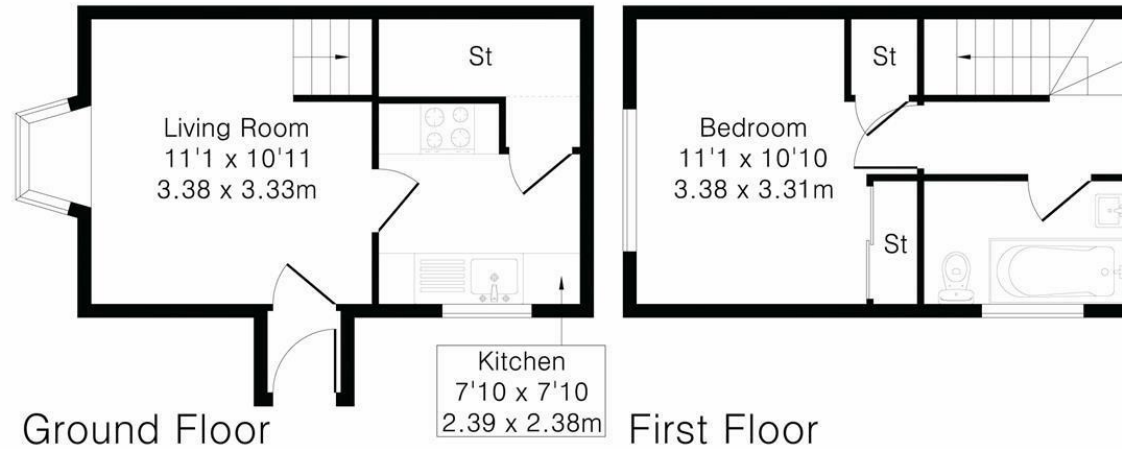
Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

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 440 sq ft – 41 sq m
Ground Floor Area 229 sq ft – 21 sq m
First Floor Area 211 sq ft – 20 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: Enfield / Council Tax Band: C / Deposit required: £1,615

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