



Green Lanes, Palmers Green, London, N13

£1,050 Per month





A nice 1 double bedroom first floor converted flat above shops, recently refurbished, located within a few minutes walk from Palmers Green Train Station. Would ideally suit a single professional. Available 14th August 2024.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £31,500 +

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Baker and Chase are delighted to present this recently refurbished 1 double bedroom converted flat above shops with rear access, located in the heart of Palmers Green. Available 14th August 2024.

Situated on the first floor, this property offers a double bedroom, an open plan lounge/fitted kitchen which includes a washing machine, oven, and a lovely modern separate shower room. The flat has been recently painted and has a recently fitted kitchen and shower room.

Set in a prime Palmers Green location with plenty of local shops. Palmers Green overground station is on your doorstep (200 yards away) and there are many bus routes available on Green Lanes and Alderman's Hill; allowing easy access into Central London and Hertfordshire.

The property is unfurnished and is available 14th August 2024. Would ideally suit a single professional.

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

Hallway

Communal front door leading to inner hallway with stairs leading to first floor landing. Wooden front door leading to hallway with laminate flooring, double radiator, entryphone.

Shower room

Vinyl flooring, fully tiled walls, double radiator, pedestal wash hand basin, low flush wc, shower cubicle, extractor fan, frosted double glazed window to side.

Open plan lounge/kitchen

Laminate flooring, double radiator, double glazed windows to rear and side, range of white gloss wall and base units, subway style tiled splash backs, laminate effect work tops, single drainer stainless steel sink unit with mixer tap, built in Lamona gas hob with extractor hood over, built in Lamona electric oven, Beko washing machine, space for fridge.

Bedroom

Laminate flooring, double radiator, double glazed window to rear, fitted wardrobe with cupboards above.

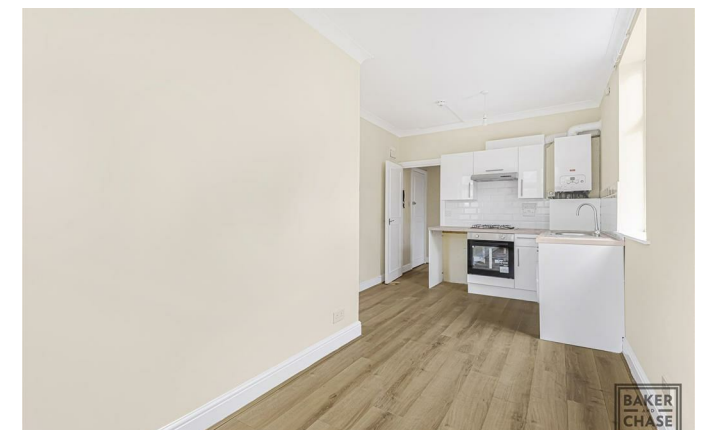
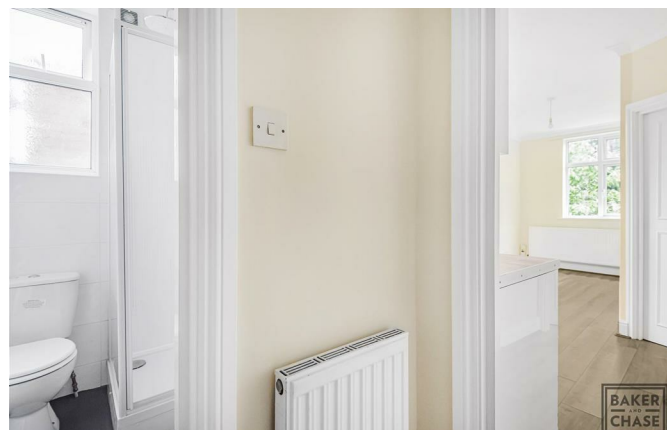
Disclaimer

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.

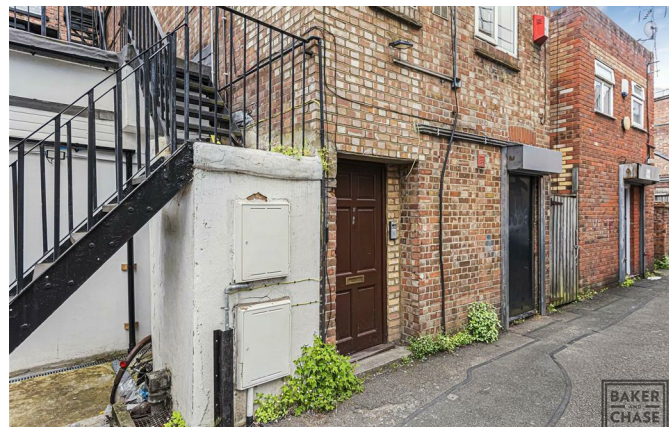
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



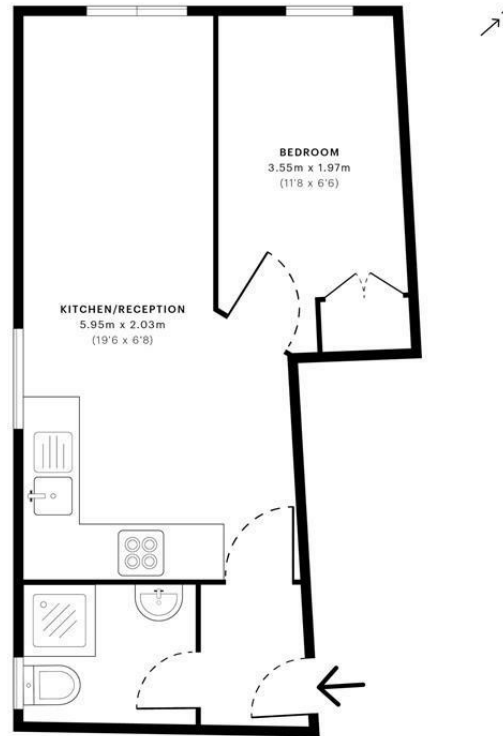


Green Lanes, N13

CAPTURE DATE 10/02/2022 LASER SCAN POINTS 713,483

GROSS INTERNAL AREA

25.63 sqm / 275.88 sqft



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
25.63 sqm / 275.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
24.96 sqm / 268.67 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Speci Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL 25.27 sqm / 272.73 sqft
AREA 30 RESIDENTIAL 25.54 sqm / 274.91 sqft

area id : 619c05449c056a0dc047c961

EPC Rating C / Local Authority: Enfield / Council Tax Band: C

