



Cranford Avenue, Palmers Green, London

£1,900 Per month ()





Spacious 2-bedroom ground floor flat, offered furnished, including white goods and a large private garden.

Applicant Requirements:

We are searching for tenant(s) with a household income of £60,000+. Please note, the monthly rental figure, INCLUDES Council tax and Water rates.

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Welcome to this charming property located on Cranford Avenue in London! This delightful ground floor flat boasts a spacious layout with one reception room, two double bedrooms, a bathroom, and a separate w/c.

One of the highlights of this property is the large private garden, perfect for enjoying a sunny afternoon or hosting friends and family. The flat also comes with parking for one vehicle, plus unlimited, on-street parking, ensuring convenience for those with a car.

The property is offered furnished, including white goods, making it convenient for those looking to move in hassle-free.

With its prime location in Palmers Green, South of Broomfield Park and the abundance of space both inside and outside, this property on Cranford Avenue is a fantastic opportunity for anyone looking for a comfortable and inviting place to call home. Don't miss out on the chance to make this lovely flat your own!

Driveway

x1 space, block paved driveway, steps to:

Communal Hallway

Composite door and opaque window to front aspect, dado rail, radiator, door to:

Living Room

Double glazed window to side aspect, coving to ceiling, x2 radiators, matching wall and ceiling lights, entry to:

Bedroom 1

Double glazed bay window to front aspect, double radiator, built in wardrobes, matching wall and ceiling lights

Shower Room

Double glazed opaque window to side aspect, low flush w/c, bidet, hand basin with mixer tap and storage under, heated towel rail, corner shower unit, fully tiled, spotlights, extractor fan

Kitchen/Diner

Double glazed double doors to rear aspect onto garden, x2 Velux skylights, matching range of wall and base units with roll top work surfaces over, Indesit electric oven and grill, 4-ring gas hob with matching extractor fan over, 1 1/2 stainless steel sink and drainer with mixer tap, wall mounted boiler, dishwasher, tumble dryer and washing machine, freestanding fridge freezer, tiled floor, x2 radiators, doors to:

W/C

Double glazed opaque window to side aspect, low flush w/c, hand basin with mixer tap and storage under, bedet, half tiled,

Bedroom 2

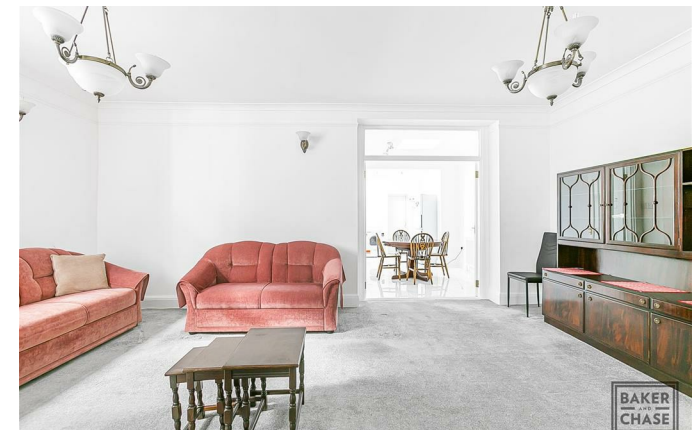
Double glazed window to side aspect, radiator, tiled floor

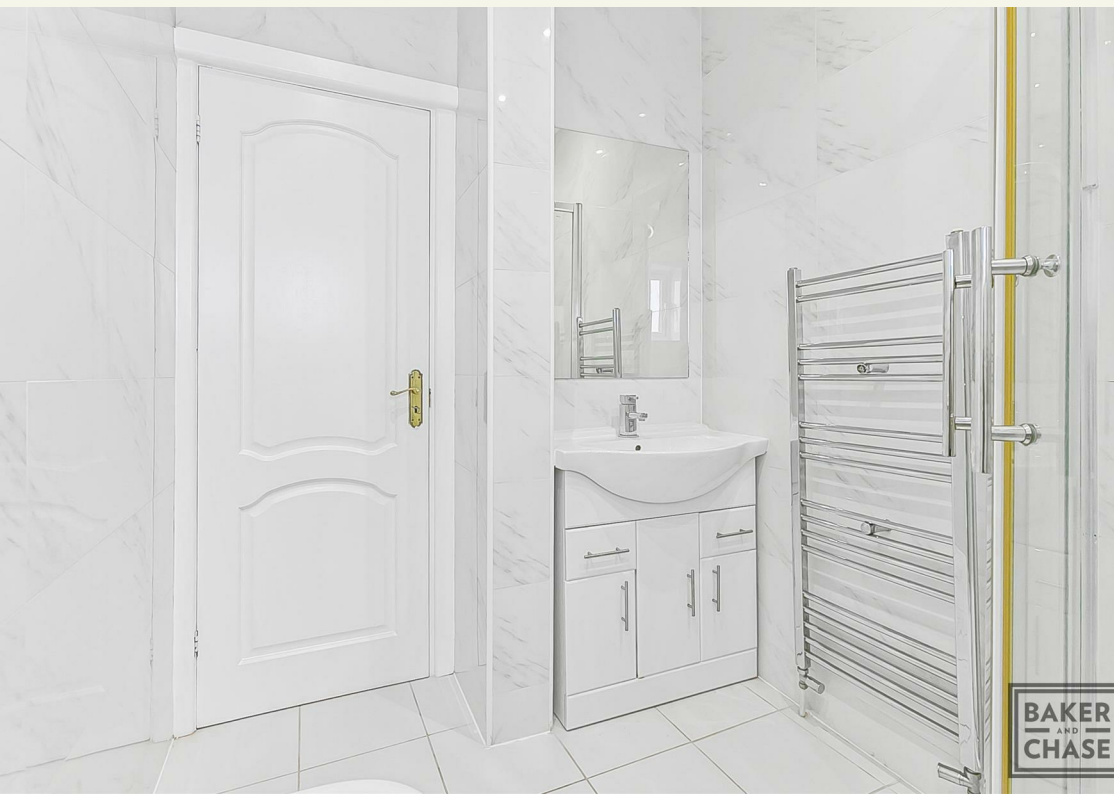
Garden

Patio garden with gated side access

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.

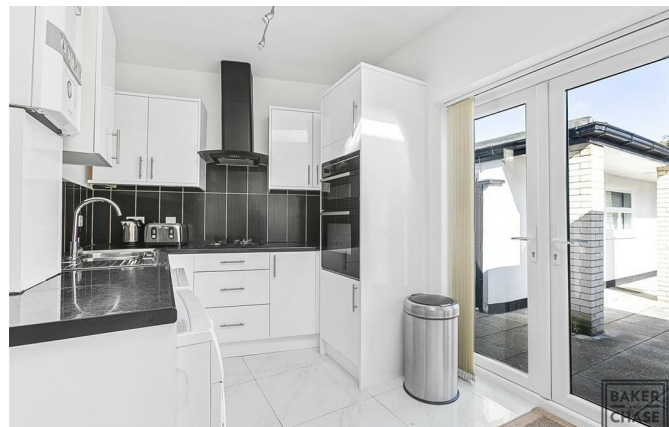
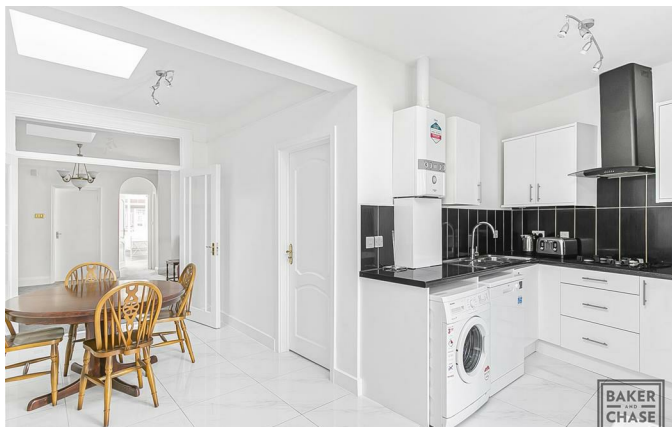
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 817 sq ft - 76 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 / Local Authority: Enfield / Council Tax Band:

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