



Pilgrims Close, Palmers Green, London, N13

£1,100 Per month ()





Furnished south facing purpose-built first floor studio flat with appliance fitted kitchen including washing machine and electric cooker, large wardrobe, separate brand new bathroom, electric heating and allocated parking space. Excellent location in Palmers Green Triangle in close proximity to Rail Station connecting to inner London and shopping facilities. Available now.

Applicant Requirements:

We are searching for tenant(s) with a household income of £35,000+.

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Baker and Chase present this furnished, first floor studio flat, in Pilgrims Close, a conveniently located purpose built flat, providing excellent access to Palmers Green B.R station.

This freshly decorated and well maintained property includes a fitted kitchen, including washing machine and electric cooker, large wardrobe, separate bathroom with recently installed Triton electric shower, electric heating and parking space.

Excellent location for Palmers Green Triangle/Green Lanes shopping facilities and the BR station connecting to inner London.

Communal Entrance

Stairs to first floor

Hallway

Storage cupboard, doors to:

Bathroom

Panel bath with mixer tap and Triton electric shower over, pedestal hand basin with mixer tap, low flush W/c, extractor fan, part tiled

Studio

x2 double glazed windows to rear and side aspect, electric radiator, built in wardrobes, entry phone, access to:

Kitchen

Window to rear aspect, matching range of wall and base units, electric cooker, washing machine, fridge, freezer, sink and drainer with mixer tap

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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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

Services: Please note we have not tested the services or any of the equipment or appliances in this property.







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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.



Pilgrims Close, N13

CAPTURE DATE: 04/10/2021 LASER SCAN POINTS: 760,182

GROSS INTERNAL AREA

22.16 sqm / 238.53 sqft



— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
22.16 sqm / 238.53 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes mezzanines, restricted head height.
21.38 sqm / 230.13 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: 22.21 sqm / 239.07 sqft
AREA 30 RESIDENTIAL: 21.43 sqm / 230.67 sqft
area id: 015668c594c58e0dd8f1dd8d6

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

