

TO LET



Anthony Webb

Park Avenue, Palmers Green, London, N13  
£2,300 Per Calendar Month

Anthony  Webb  
ESTATE AGENTS

# Park Avenue, Palmers Green, London, N13

Family wanted for beautifully renovated UNFURNISHED three bedroom converted maisonette offering in excess of 1200sq ft over the first and second floors of this Edwardian property.

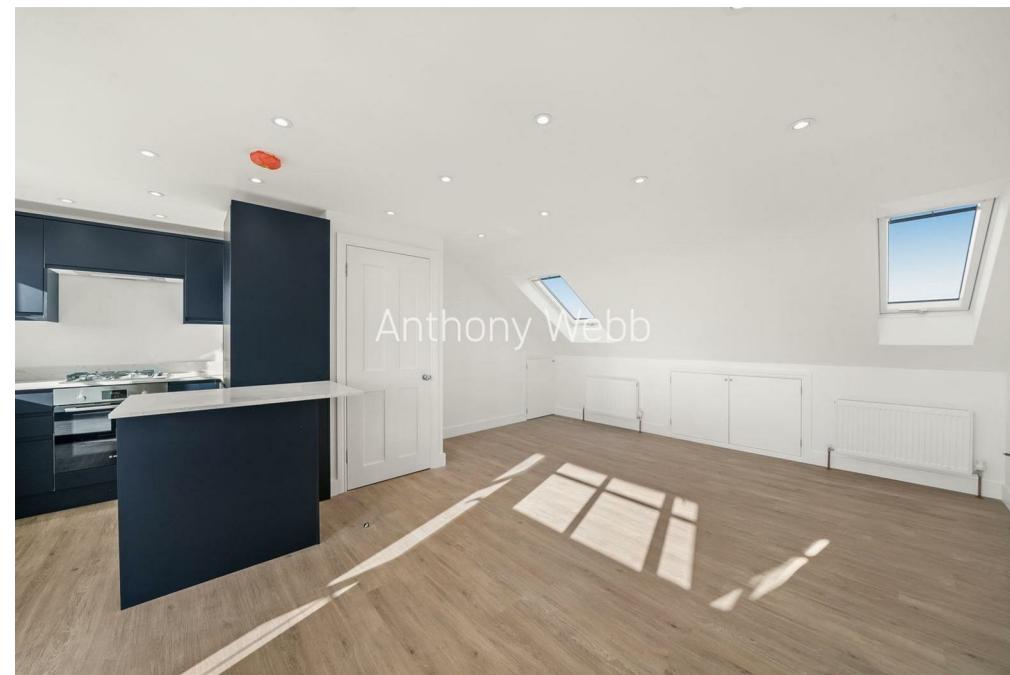
Park Avenue is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Own front door and stairs to first floor landing • The first floor consists of two good size double bedrooms, one single bedroom and a spacious contemporary bath/shower room • The newly converted loft offers a spacious open plan living/kitchen space with a south facing roof terrace • Modern kitchen units with solid work surface • Double glazing • Gas central heating. Available from the 8th of March.

Enfield council band C  
5 weeks deposit £2653  
Minimum annual household income to meet referencing criteria £69,000

- Three bedrooms
- Split level maisonette
- Open plan living/kitchen space
- New modern kitchen/bathroom
- Double glazing/gas central heating
- Own front door
- Roof terrace
- Close to shops/station

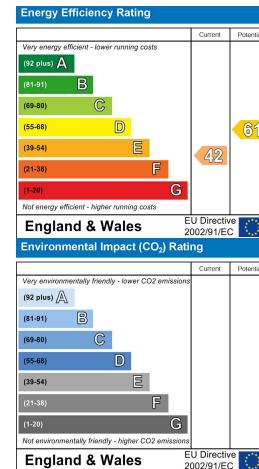




# Park Avenue Palmers Green London N13 5PG

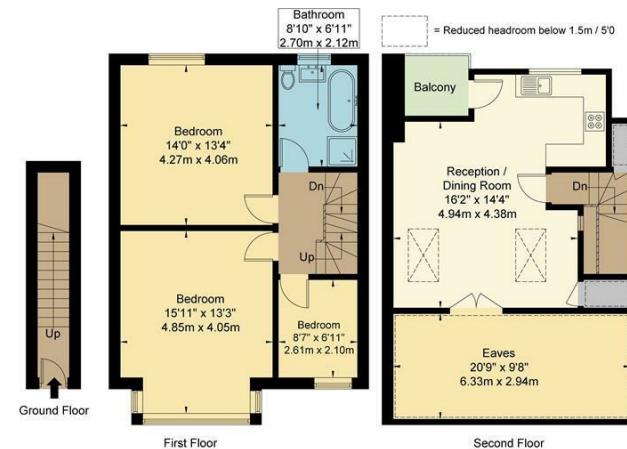
Tenure:

Gross Internal Area: 1224.00 sq ft



## Park Avenue, N13 5PG

Approx. Gross Internal Area = 113.7 sq m / 1224 sq ft



Ref

Copyright **BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright © BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.