

TO LET



Park Avenue, Palmers Green, London, N13
£1,750 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Park Avenue, Palmers Green, London, N13

An UNFURNISHED two bedroom ground floor Edwardian converted flat located in this popular residential turning in the heart of Palmers Green within walking distance to the local shops, restaurants, bus routes and Palmers Green's mainline station into Moorgate.

Benefits include laminate flooring to all areas apart from kitchen and bathroom, a spacious living room with French doors to garden, kitchen with appliances and door to side return, two good size bedrooms, bathroom, cellar, gas central heating and sole use of 80ft rear garden.

Enfield Council Tax Band D

5 weeks deposit - £2,019

Minimum annual household income to meet referencing criteria £52,500

- Two bedrooms
- Edwardian flat
- Living room
- Kitchen
- Bathroom
- Gas central heating
- Close to shops, buses and station
- Sole use of rear garden
- Available from early March





Park Avenue Palmers Green London N13 5PF

Tenure:
Gross Internal Area: 700.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
700 sq. ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq. ft. (65.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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