

# Andrew Stevens

Estate & Letting Agents



## 28 Cherry Blossom Close, Palmers Green, London, N13 6BQ

£234,995

- Ideal Investment opportunity
- Proven Yield
- Laminate Flooring
- Tenants in Situ
- Entry Phone
- Storage Heating
- Immediate Income achieving £1310 PCM
- Off Street Parking
- Close to Local Amenities

## Directions

## Viewings

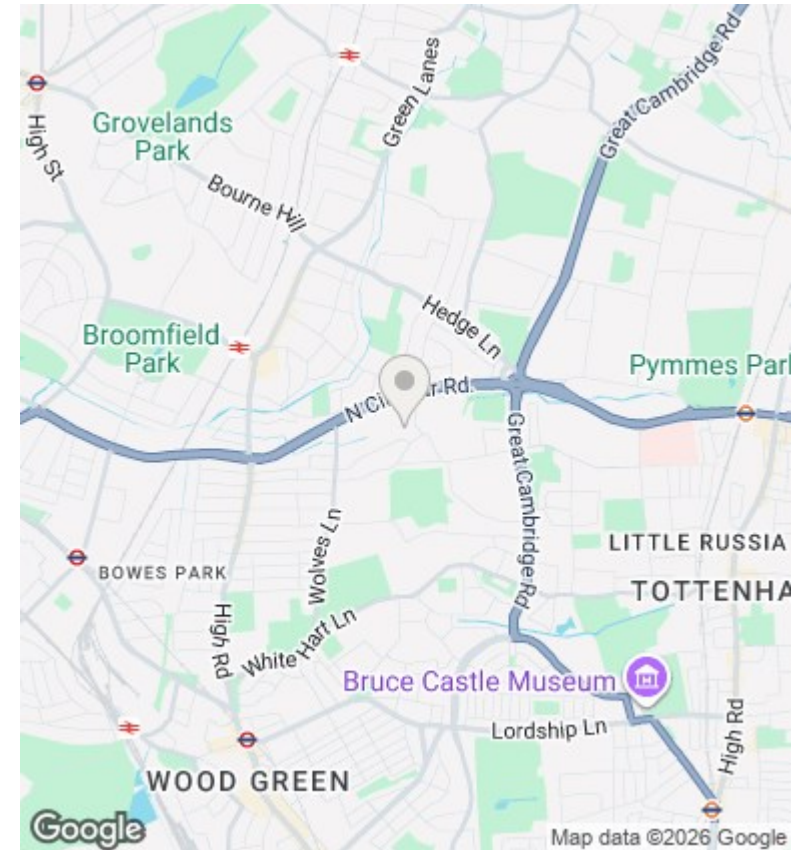
Viewings by arrangement only. Call 020 8363 8888 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 73                         | 76        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |