



Green Lanes



£1,325 Per month Per

A well-presented one-bedroom second floor apartment, featuring a L-shaped bedroom with en-suite bathroom, modern fitted kitchen and bright front-facing living room. The property benefits from new flooring, double glazing and gas central heating. On the 329 Bus line. Within a 10 minute walk of both Palmers green and Winchmore Hill train stations

Single occupancy only. Bills not included.

Offered unfurnished Private tenants only.

PLEASE NOTE: Applicants must be able to meet the referencing and affordability criteria required by our referencing provider.

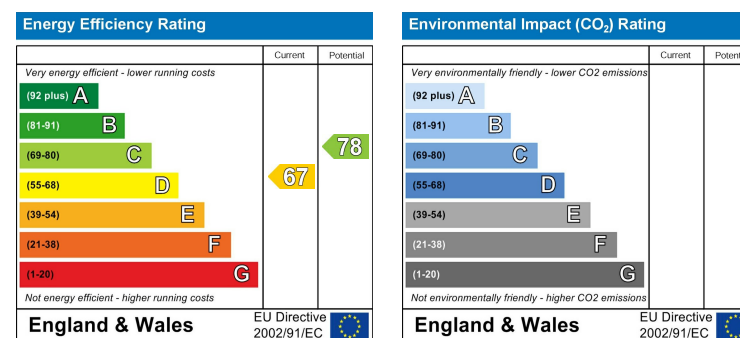
Household income must be at least 30× the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum).

Applicants will be subject to credit checks and referencing.

If a guarantor is required, their income must typically be at least 36× the monthly rent.

Self-employed applicants may be required to provide SA302s, tax returns or company accounts.

- **Second floor apartment**
- **One bedroom with en-suite bathroom**
- **Bright living room with feature fireplace**
 - **Modern fitted kitchen**
 - **Newly fitted carpets and flooring**
 - **Gas central heating (Vaillant boiler)**
 - **Double glazed windows throughout**
 - **Metro-style tiled kitchen splashbacks**
 - **Available immediately**



Entrance

Entrance via timber door with stairs leading to the second floor. Newly fitted carpet, double radiator and double glazed window to the rear. Loft hatch access. Doors leading to all rooms.

Bedroom

12'0" max x 13'0"

L-shaped bedroom with laminate flooring, double radiator and double glazed window to the rear. Door leading to en-suite bathroom.

En-Suite Bathroom

Part tiled walls. Suite comprising low flush WC, pedestal wash hand basin and panel enclosed bath with shower attachment. Lino flooring, extractor fan and vanity mirrored cupboard.

Kitchen

14'1" x 6'4"

Fitted with a range of wall and base units with roll top work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Electric oven and electric hob with extractor over. Freestanding 50/50 fridge freezer. Vaillant boiler. Finished with brand new lino flooring and metro-style tiled splashbacks. Double glazed window to the front. Door to:

Living Room

12'7" x 13'10"

Bright and spacious living room with two double glazed windows to the front, double radiator and laminate flooring. Feature fireplace.





