



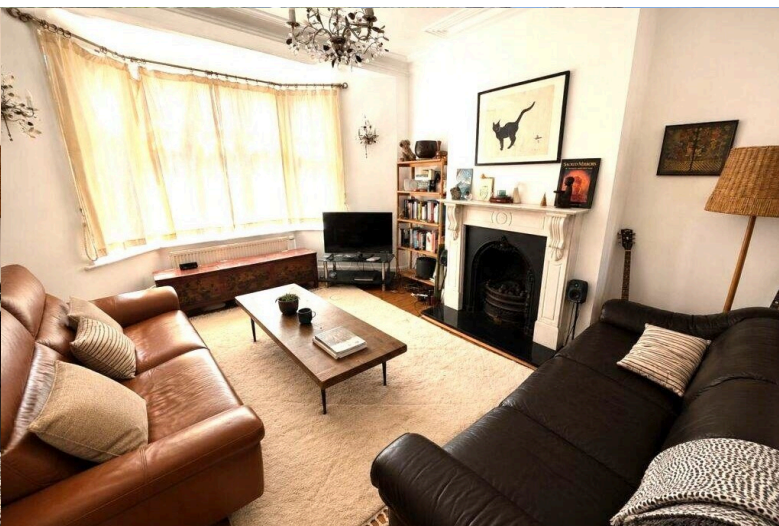
BRITISH
PROPERTY
AWARDS

2021
2024



GOLD WINNER

ESTATE AGENT
IN BARNET



£2,700 pcm

Hamilton Crescent , Palmer Green N13

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**4 BEDROOM END OF
TERRACED HOUSE**

2 BATHROOMS

THROUGH-LOUNGE

**NEAR TO PALMERS GREEN
TRAIN STATION & LOCAL
SCHOOLS**

**EASY ACCESS TO PALMERS
GREEN SHOPPING FACILITIES**

OFF STREET PARKING

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Located in the vibrant area of Palmers Green, this 4-bedroom end of terrace house offers a practical and spacious living environment. The property includes two bathrooms and two reception rooms, providing ample space for family living. The through-lounge offers a versatile area for relaxation and entertainment, while the kitchen is equipped with modern appliances, ensuring convenience for daily cooking needs.

The outdoor space features a well-maintained garden, perfect for enjoying outdoor activities or gardening. Off-street parking is available, adding to the convenience of this property. The house is situated close to Palmers Green train station, making commuting straightforward. Local schools are within easy reach, making it an ideal location for families. Additionally, the property is conveniently located near shopping facilities, providing easy access to a variety of shops and services.

THROUGH - LOUNGE: 29' 04" x 8' 10" (8.94m x 2.69m)

Bay double-glazed window to front aspect, wooden flooring, radiator, coving to ceiling.

KITCHEN - DINER: 18' 05" x 8' 10" (5.61m x 2.69m)

Double-glazed doors to garden, double-glazed window to rear aspect, skylights x 2.

SHOWER ROOM:

walk-in shower, low-level flush water closet.

FRONT BEDROOM: 14' 06" x 12' 00" (4.42m x 3.66m)

Bay double-glazed window to the front aspect, carpet.

FRONT BEDROOM: 11' 00" x 6' 08" (3.35m x 2.03m)

Bay double-glazed window to the front aspect.

REAR BEDROOM: 14' 05" x 12' 05" (4.39m x 3.78m)

Bay double-glazed window to rear aspect, carpet.

LOFT BEDROOM: 17' 00" x 12' 01" (5.18m x 3.68m)

Carpet, velux window.

BATHROOM:

Double-glazed window to rear aspect, panel bath with mixer tap, low-level flush water closet, wash hand basin, vanity unit, tiled walls, tiled flooring.

GARDEN:

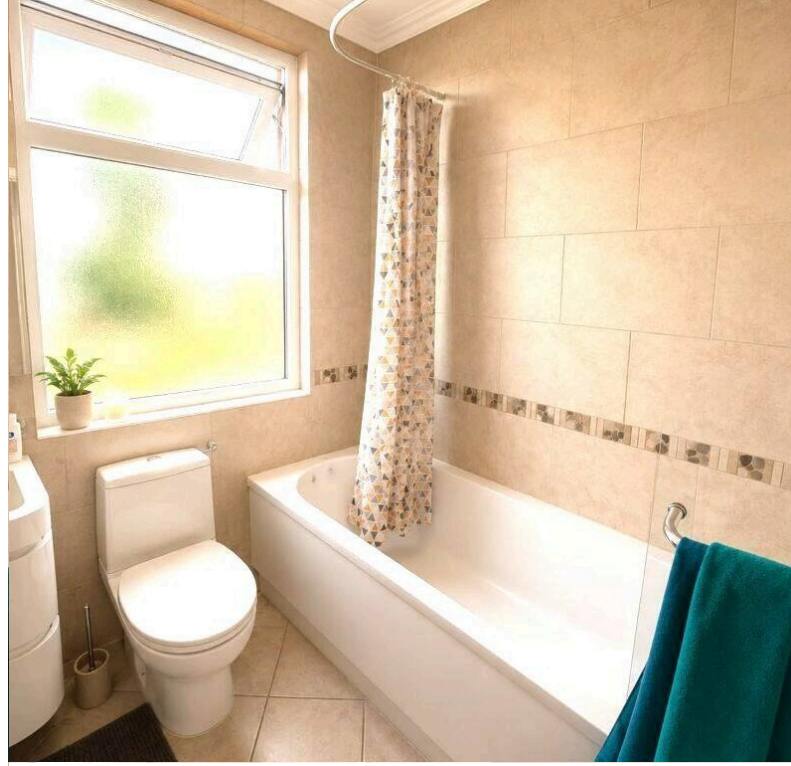
Mainly laid to lawn, patio area, out building.

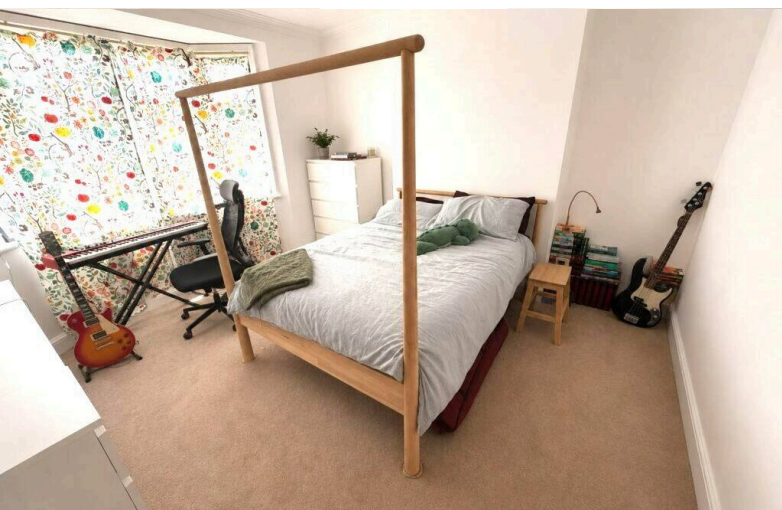
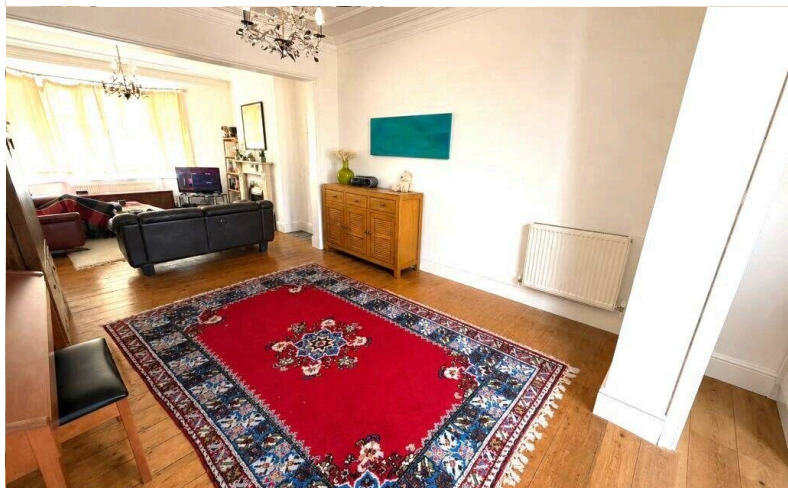
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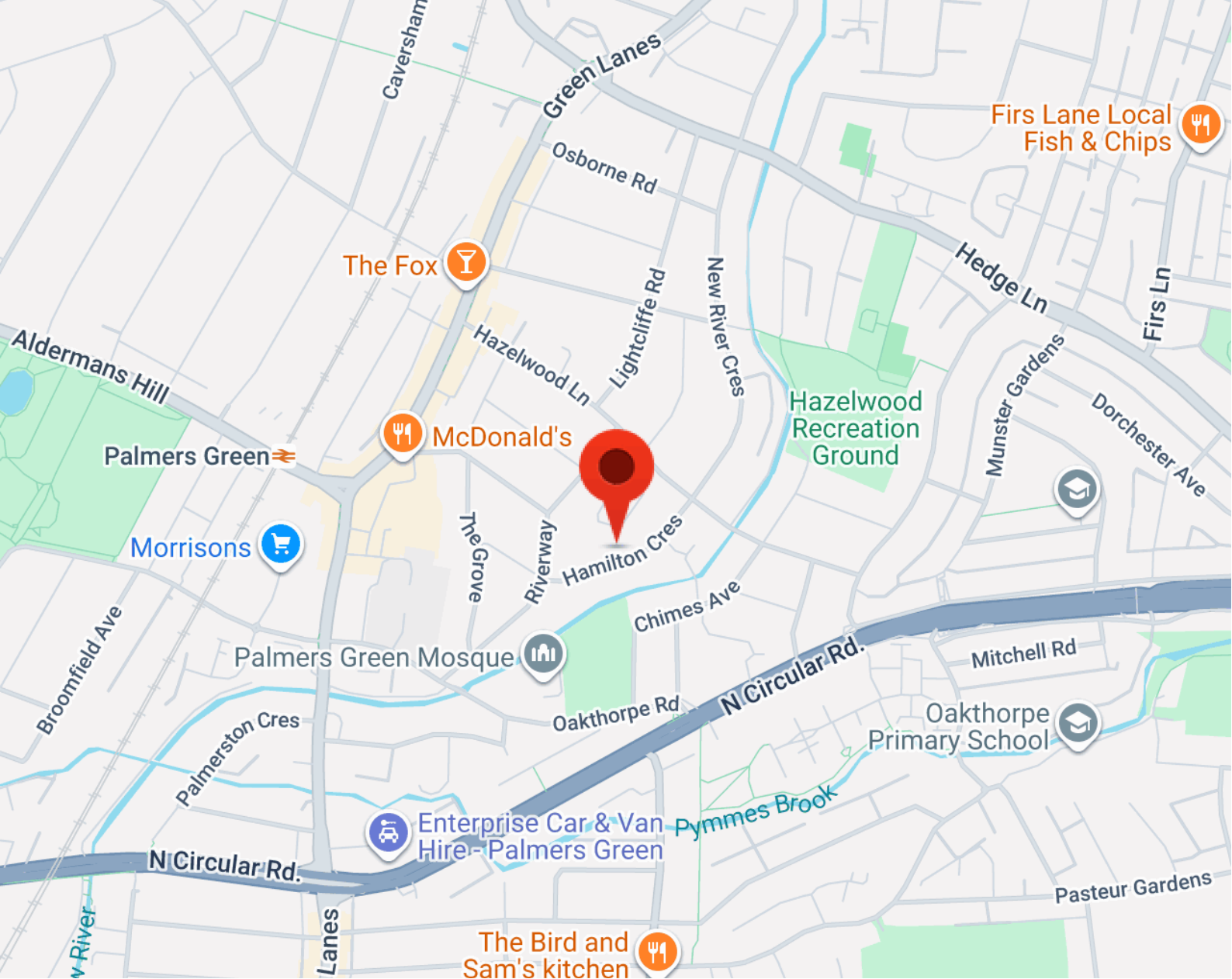
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
		65	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: LONDON, N13

