



**Green Lanes**



**£1,050 Per month**

A first floor apartment on the 329 Bus line. Within a 10 minute walk of both Palmers green and Winchmore Hill train stations with lines to Finsbury Park and Moorgate situated between both the Palmers Green and Winchmore Hill Shopping centres.

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.

- **First floor apartment in a convenient location**
- **Situated on the 329 bus route for easy transport links**
- **Within a 10-minute walk of Palmers Green & Winchmore Hill stations**
- **Direct rail links to Finsbury Park and Moorgate**
- **Positioned between Palmers Green and Winchmore Hill shopping centres**
  - **Open-plan kitchen with fitted units, electric oven and hob**
  - **Bathroom with three-piece suite including bath with mixer tap**
    - **Laminate wooden flooring throughout**
    - **Entry phone system**
- **Available beginning of May for single occupancy**

#### ENTRANCE

Entrance via hardwood door to Hall

#### HALL

Entrance phone system, Laminate wooden floor. open to kitchen. Doors to:

#### BATHROOM

Opaque window to the side. Double Radiator. Suite comprising: low flush WC, Pedestal wash hand basin, panel bath with mixer tap. Part tiled walls

#### BEDROOM

7'4 x 7'4

Opaque double glazed window to the side. Laminate wooden floor

#### LIVING ROOM / KITCHEN

11 x 10

Double glazed window to the rear. Double radiator.

Range of fitted wall and base units with roll edge work surface over incorporating stainless steel sink with draining board and mixer tap. Electric oven with electric hob and extractor fan over.

Laminate wooden floor. Storage cupboard.





