



Caversham Avenue, Palmers Green, N13

Available

£1,500 Per month (Available from 26th September 2026, Unfurnished)





Baker and Chase are delighted to present this charming 1 bedroom first floor converted flat, situated on popular Caversham Avenue in Palmers Green. The property offers a comfortable, well-proportioned home, combining period character with modern living and would make an ideal choice for a single professional or couple. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £45,000+pa

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Caversham Avenue is ideally positioned for Green Lanes and Aldermans Hill, offering an excellent selection of shops and everyday amenities, including Morrisons, The Range and Sainsbury's Local. There is also a good choice of independent cafés and restaurants nearby.

The property comprises a welcoming reception room with a front-facing bay window, allowing plenty of natural light and creating a bright space for relaxing or entertaining. The separate fitted kitchen offers a good range of units, integrated oven and hob, fridge freezer and washing machine, providing excellent storage and convenience.

The spacious rear-facing bedroom benefits from a bay window for plenty of natural light, plus built-in wardrobes providing valuable storage and maximising floor space. The fully tiled bathroom includes a bath and shower, wash hand basin, WC and heated towel rail for added comfort. The property also retains attractive period features including coving, a picture rail and original built-in storage.

For commuters, Palmers Green railway station is within easy reach (Only 0.4 miles away), providing direct services towards Finsbury Park and Moorgate. Southgate Underground Station (Only 1.2 miles away) is also easily accessible, offering Piccadilly Line services into Central London. Broomfield Park is nearby, providing excellent green space for walking and leisure.

Offered unfurnished and available now.

For more information, or to arrange your viewing, please call our office.

Exterior

Communal Entrance

First Floor Landing

Stairs to entrance with UPVC door, original built in storage cupboard with consumer unit and electric meter, radiator, coving to ceiling, picture rail, laminate floor, doors to remaining rooms

Lounge

UPVC double glazed bay window to front aspect, radiator, laminate floor, coving to ceiling, tv no arial and telephone points

Kitchen

UPVC double glazed bay window to front aspect, matching range of wall and base units with work surfaces over, floor standing Hotpoint fridge freezer, Bosch washing machine, Belling integrated electric oven and 4-ring gas hob with extractor hood over, tiled splash backs, stainless steel sink and drainer with mixer taps. Door to storage cupboard housing Baxi combi boiler.

Bedroom

UPVC double glazed bay window to rear aspect, radiator, range of built in wardrobes, coving to ceiling

Bathroom

x2 double glazed windows to rear aspect, low flush w/c, panel bath with mixer tap, shower attachment and shower screen, hand basin with mixer tap and storage under with mirrored cupboard above, built in airing cupboard housing combination boiler, heated towel rail, additional towel rail, fully tiled.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment







information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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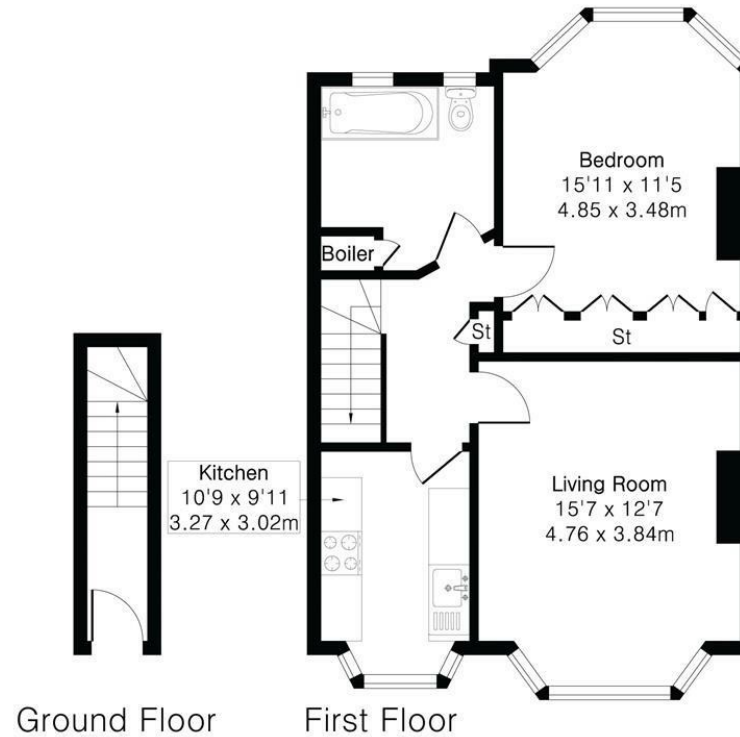
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 628 sq ft - 59 sq m

Ground Floor Area 41 sq ft - 4 sq m

First Floor Area 587 sq ft - 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

