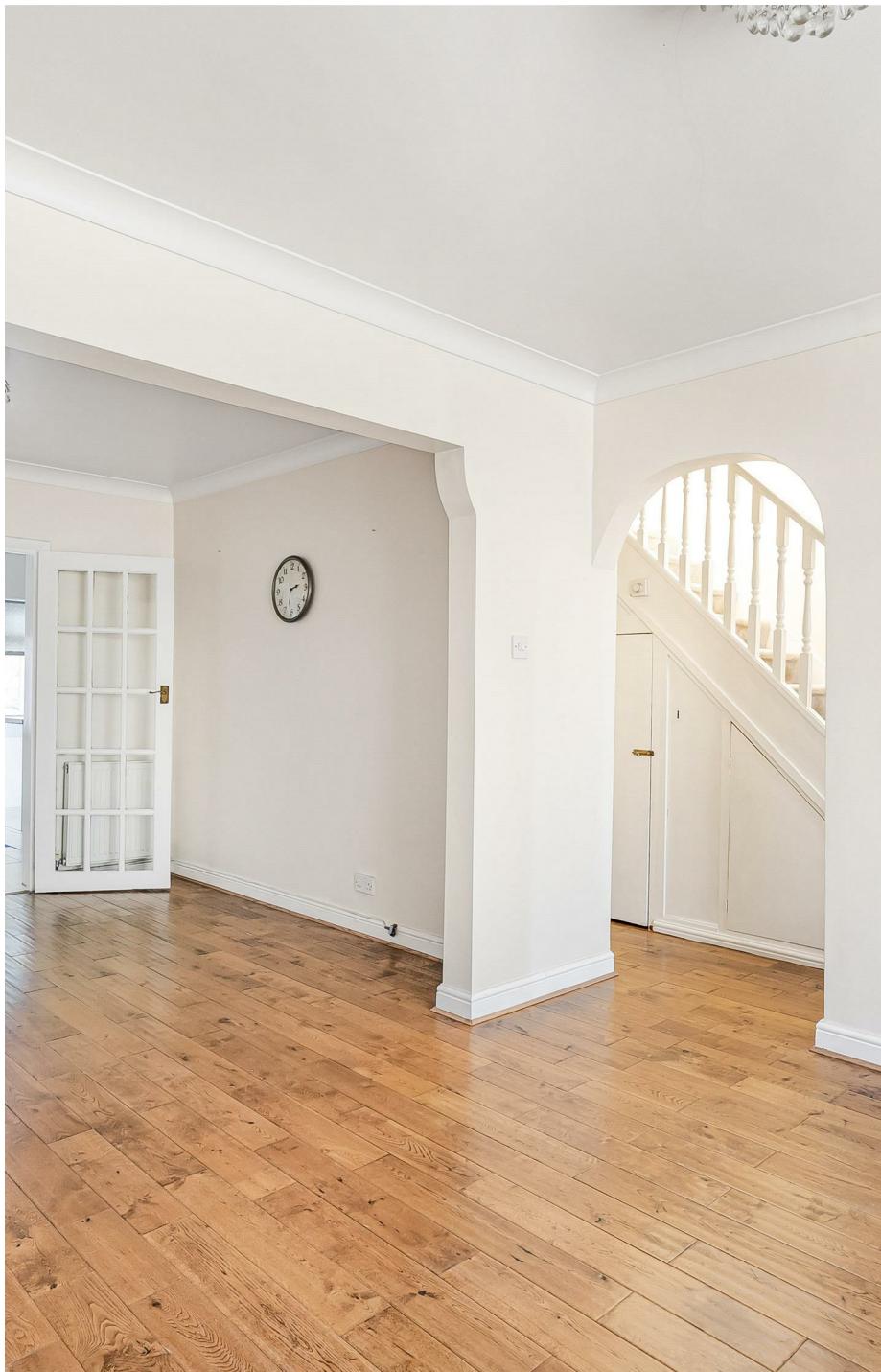




## Rylston Road, London

£2,500 Per month ()

**BAKER  
AND  
CHASE**



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**Baker and Chase are pleased to present this spacious 3-bedroom, 3 reception, 2-bathroom, end of terrace family house, with off street parking and an outbuilding. The separate reception rooms can be used as bedrooms 4 and 5 . Available now.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £75,000+pa

Baker and Chase are pleased to present this spacious 3-bedroom, 3 reception, 2-bathroom, end of terrace family house, with off street parking and an outbuilding. The separate reception rooms can be used as bedrooms 4 and 5.

Providing over 1,100 sqft of internal space. Access is via a driveway which provides off street parking for 2 vehicles. Once inside, an entrance hall provides access to a 22'9 through lounge with wood flooring, two further separate reception rooms which can be used as bedrooms 4 and 5 plus a large 16'2 kitchen/diner including a washing machine and a dishwasher. There is also a ground floor shower room and WC.

The first floor provides three bedrooms, 2 doubles and a single box bedroom. There is a further full family bathroom with a bath plus a shower. This property is also fully double glazed and has gas central heating.

Externally, the 35' rear garden includes a lawn area, decking plus a spacious outbuilding with lighting which can be used for storage.

Rylston Road is a quiet residential street. Residents benefit from easy access to Green Lanes, Palmers Green's vibrant high street, offering a wide selection of cafés, independent shops, restaurants and local amenities, such as supermarkets, pharmacies, and GP practices.

Transport links include nearby bus routes, while Palmers Green Rail Station (1.1 miles away) and Silver Street Overground Station (0.7 miles away) provide straightforward routes into central London. The A406 is also easily accessible for commuters travelling by car.

The property sits within catchment for several well-regarded schools, making the area particularly attractive for families.

The property is currently part furnished and is available from 6th December 2025.

For further details or to arrange your viewing, please contact our office.

## Exterior

Front garden which is block paved to provide off street parking for 2 cars.

## Hallway

Double glazed front door leading to hallway with wood flooring, double radiator, 2 x frosted double glazed windows to front, doors to cupboard under stairs housing gas and electric meters, consumer unit, storage.

## Bedroom 5 or front reception room

Wood flooring, double glazed windows to front, double radiator.

## Ground floor shower room

Ceramic tiled flooring, fully tiled walls, extractor fan, frosted double glazed window to side, chrome heated towel rail, low flush wc, wall mounted wash hand basin with cupboards below, wall mounted medicine cabinet, corner shower cubicle, sliding doors, wall mounted shower attachment plus a further rain shower head.

## Bedroom 4 or study/home office/play room

Wood flooring, double glazed window to rear, double radiator.

## Through lounge

Wood flooring, 3 x double radiators, double glazed bay window to front, ceiling coving. Glazed double doors leading to

## Kitchen diner

Ceramic tiled flooring, ceiling spotlights, double radiator, 2 double glazed windows to rear, frosted double glazed door leading to rear garden, ceiling fan, range of gloss wall and base units, roll top worktops, tiled splashbacks, single drainer stainless steel sink unit with mixer tap, built in Bosch electric oven, built in Bosch 5 ring gas hob with extractor over, Beko washing machine, floor standing Hoover fridge freezer, LG dishwasher.

## First floor landing

Fitted carpet, frosted double glazed window to side, ceiling spotlights, access to loft with retractable ladder.





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## Bathroom

Ceramic tiled flooring, fully tiled walls, chrome heated towel rail, extractor fan, frosted double glazed window to rear, low flush wc, wall mounted wash hand basin with cupboard below, panel enclosed bath, mixer tap with shower attachment plus further wall mounted shower, curtain rail and curtain.

## Bedroom 1

Wood flooring, double radiator, double glazed bay window to front, ceiling coving, fitted wardrobes.

## Bedroom 2

Wood flooring, double radiator, double glazed window to rear, ceiling coving, wardrobe.

## Bedroom 3

Wood flooring, double radiator, double glazed window to front, ceiling coving.

## Rear garden

Lawn, flower and shrub borders, decking, side gate giving access to a shared driveway, outside water tap. Outbuilding to rear of garden providing storage with lighting.

## Disclaimer

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





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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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

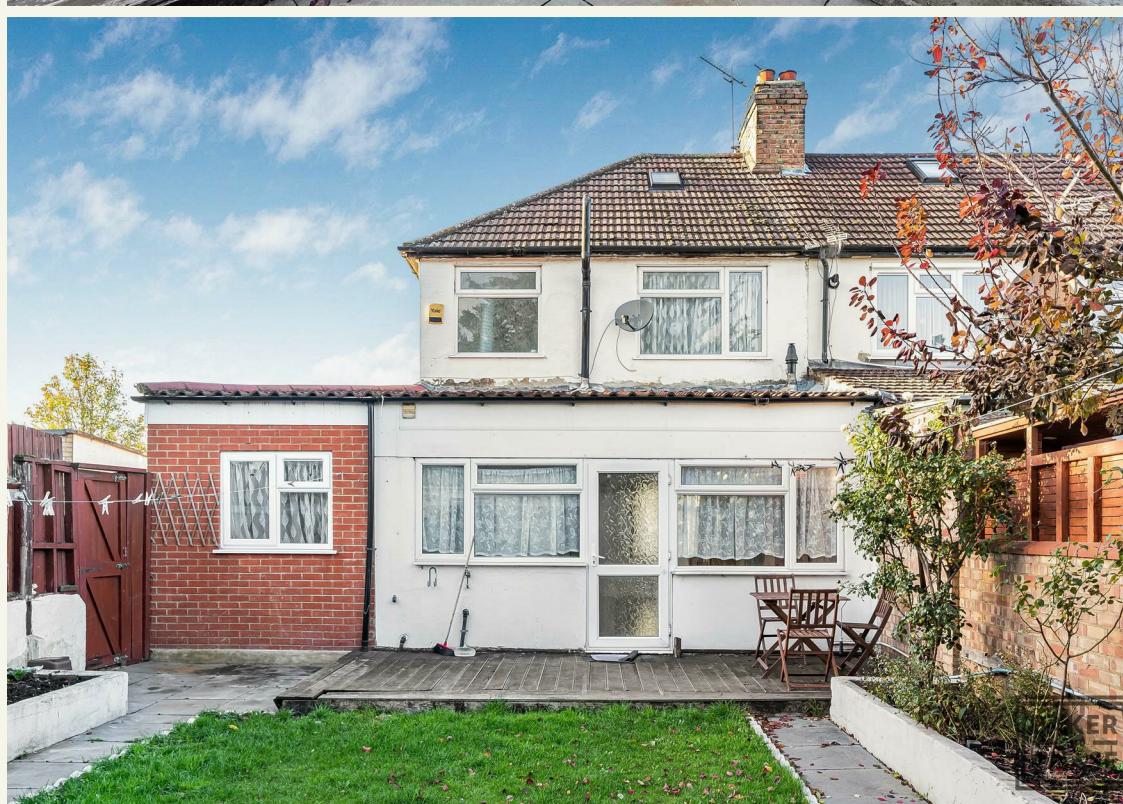
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.

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.





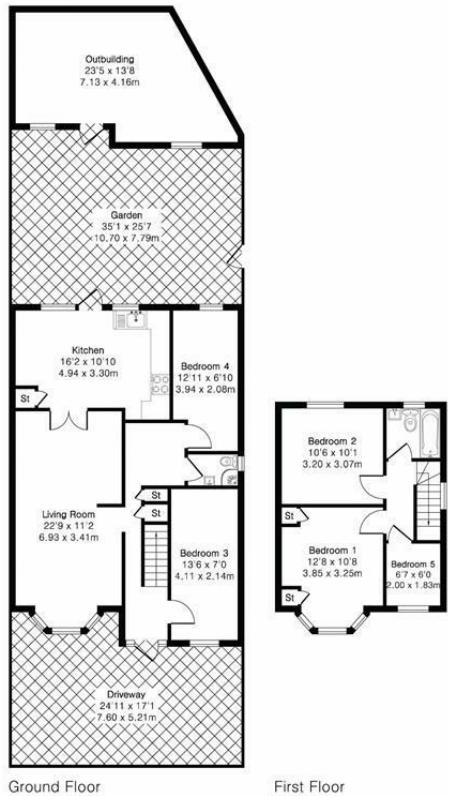
Approximate Gross Internal Area 1138 sq ft - 105 sq m

(Excluding Outbuilding)

Ground Floor Area 780 sq ft - 72 sq m

First Floor Area 358 sq ft - 33 sq m

Outbuilding Area 251 sq ft - 23 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 D / Local Authority: London Borough of Enfield / Council Tax Band: E



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