

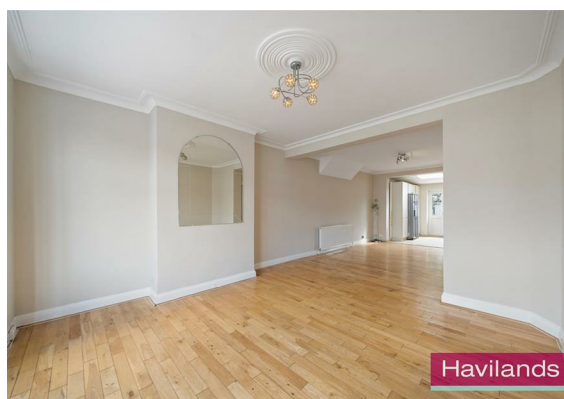


# Ulster Gardens, N13

£2,600 Per Calendar Month

Havilands

the advantage of experience



- **\*\*Minimum Income Required: £78,000 Per Annum\*\***
- Three Bedroom, Two Bath Property with Off Street Parking
- Available Immediately and Offered Unfurnished
- Ground Floor Shower Room
- Built In Wardrobes to Two Bedrooms
- Garden Room with Rear Access
- Excellent Transport Links; Palmers Green National Rail (Moorgate approx. 20 mins), and Ease of Access to Both A406 and A10
- In Catchment of Oakthorpe Primary and St Anne's Catholic School for Girls (OUTSTANDING)



Havilands are delighted to offer to let this THREE BEDROOM, TWO BATHROOM PROPERTY on Ulster Gardens, N13. Offering 1,360 sq ft of living space the property benefits from off street parking and a south westerly facing garden. The property itself is comprised of open plan living room/ dining room and modern kitchen plus shower room on the ground floor. Up on the first floor there are three bedrooms, two with built in wardrobes and family bathroom. Outside the low maintenance garden extends to 26ft, enjoys a south westerly position and features a garden room/workshop with rear access.

Ideally located for transport links; the property is within easy reach of Palmers Green National Rail (Moorgate approx. 20 mins), various bus routes along Green Lanes and offers ease of access to both North Circular Road A406 and Great Cambridge Road A10.

The property is convenient for an abundance of independent cafes, shops and amenities along Green Lanes and close to several green spaces including Hazelwood Recreation Ground and Tatem Park Recreation Ground. For families the property is in catchment of sought after schools including Oakthorpe Primary and St Anne's Catholic School for Girls (OUTSTANDING). Viewing highly recommended.

Minimum Income Required: £78,000 Per Annum

Available: Immediately and Offered Unfurnished

Local Authority: Enfield

Council Tax Band: E (2026/27 £2,771.60)

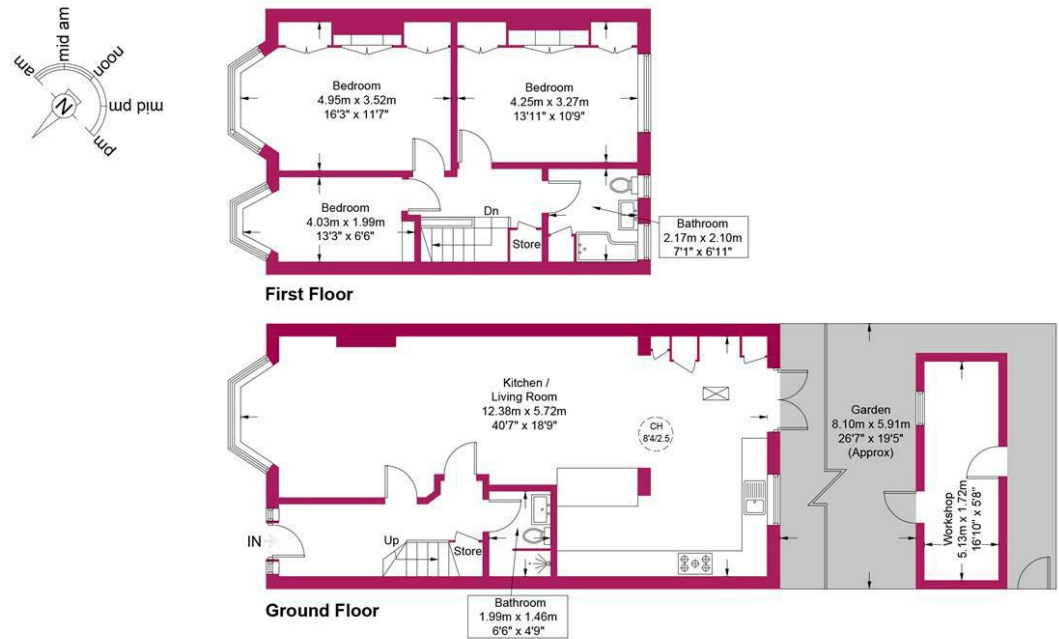
EPC: Currently 73C Potentially 86B

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

Ulster Gardens, N13

Approximate Gross Internal Area = 1360 sq ft / 126.4 sq m  
(Including Workshop)

Workshop = 97 sq ft / 9 sq m



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 73                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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