



Palmerston Crescent, Palmers Green, London, N13  
£1,300 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Palmerston Crescent, Palmers Green, London, N13

A single tenant or couple wanted for newly decorated UNFURNISHED studio flat located close to Palmers Greens shops and transport facilities.

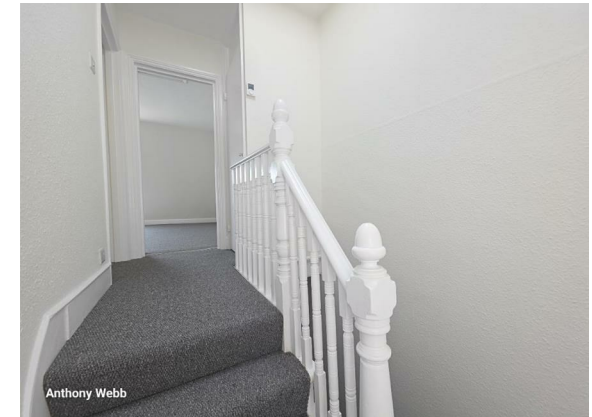
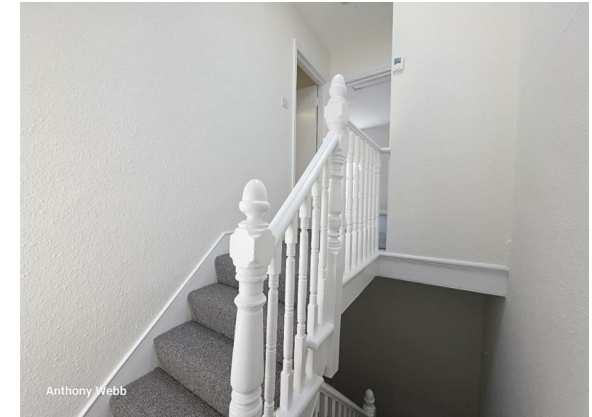
A spacious studio flat occupying the 2nd floor (top) of this Edwardian building. The flat is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station. Benefits include a spacious living/sleeping area, kitchen with appliances, shower room, new carpets, gas central heating and double glazing.

Enfield council band B

5 weeks deposit £1500

Minimum annual household income to meet referencing criteria £39,000

- 2nd floor converted studio flat
- Close to shops/station
- Spacious living/sleeping area
- Modern kitchen
- Modern shower room
- Offered part furnished
- Double glazed
- Available from 20th of September





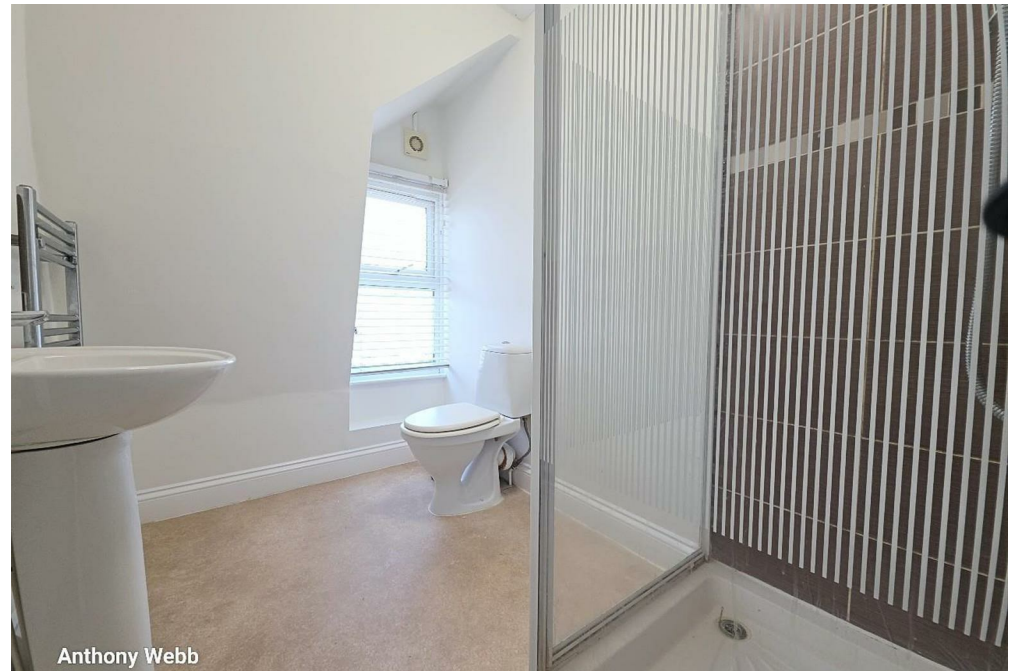
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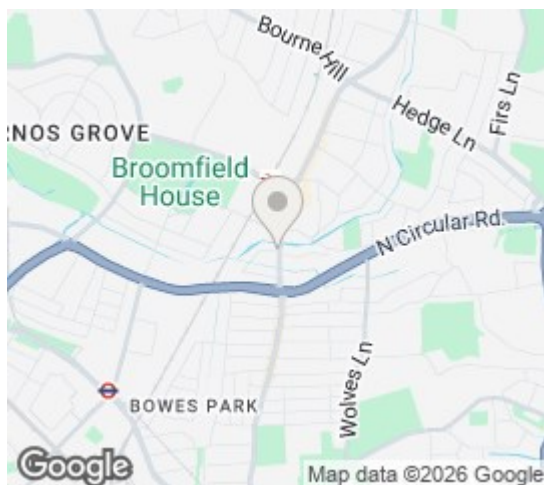
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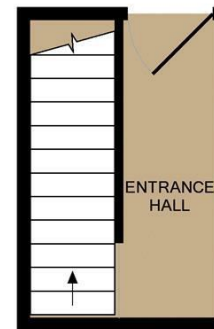
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Palmerston Crescent  
 Palmers Green  
 London  
 N13 4UA

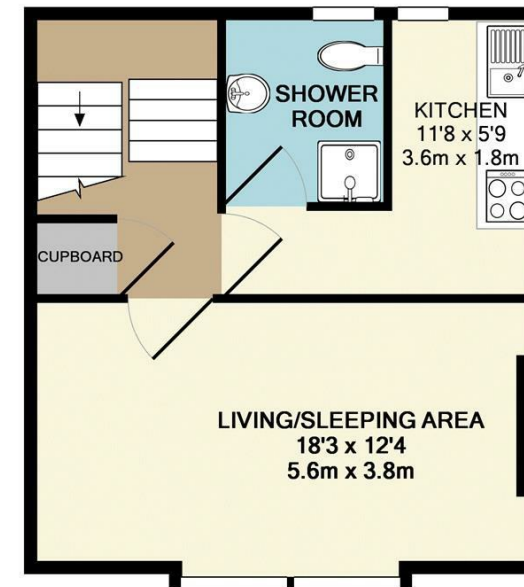
Tenure:  
 Gross Internal Area: 452.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(35-48) D			
(20-34) E		54	61
(11-18) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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