

TO LET



Kelvin Avenue, Palmers Green, London, N13
£1,850 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Kelvin Avenue, Palmers Green, London, N13

A well presented part furnished three bedroom, first floor flat located within easy walking distance of Green Lanes shops, restaurants, bus routes and both Wood Green underground and Bowes Park mainline station.

The property benefits from a secure communal entrance, an open plan modern living/kitchen space with laminate floor, modern bathroom, gas central heating and double glazing. The flat is offered part furnished and is available from the end of May.

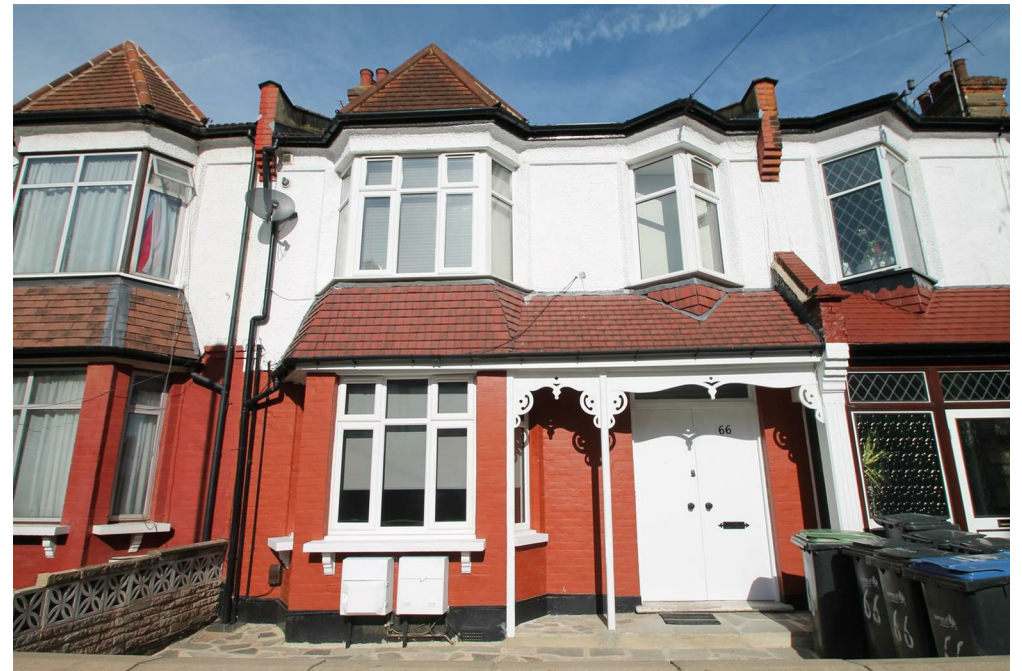
Enfield council band D

5 weeks deposit £2134

Minimum annual household income to meet referencing criteria £55,500

- Three bedrooms
- First floor flat
- Modern living/kitchen space
- Modern spacious bathroom
- Offered part furnished
- Double glazing/gas central heating
- Available now
- Close to Bowes Park/Wood Green stations



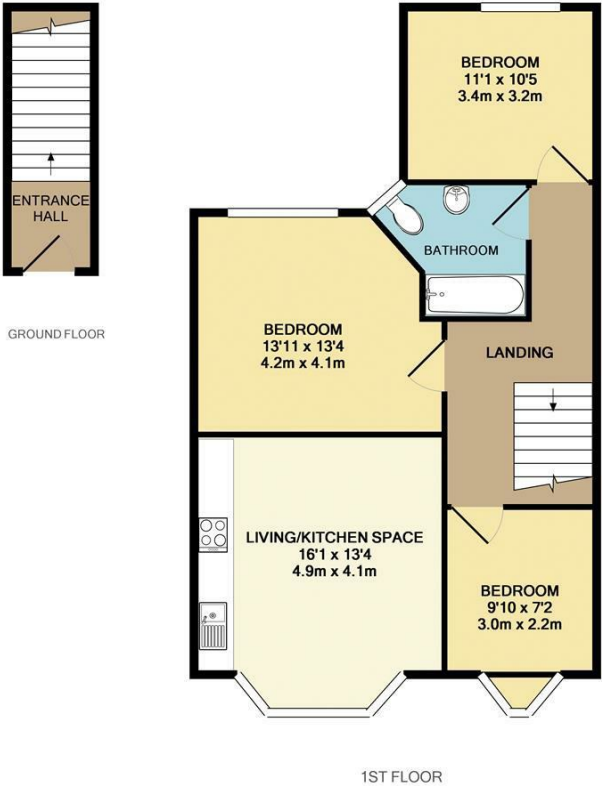


Kelvin Avenue
Palmers Green
London
N13 4TG

Tenure:
Gross Internal Area: 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-49) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 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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