

TO LET



New River Crescent, Palmers Green, London, N13
£2,500 Per Calendar Month

Anthony Webb
ESTATE AGENTS

New River Crescent, Palmers Green, London, N13

A beautifully renovated and presented three double bedroom converted garden flat offering in excess of 1300sq ft over the first and second floors of this Edwardian property.

New River Crescent is a popular residential turning located off Hazelwood Lane and is a short walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Secure communal front door • Flat door and stairs to first floor landing • The first floor consists of a spacious open plan living/kitchen space • Modern fitted kitchen and appliances • Double bedroom • Modern bathroom and separate w.c. • The converted loft space offers two further double bedrooms and a modern shower room • Double glazing • Gas central heating • Rear section of garden accessed via ground floor side passage.

Enfield council band C

5 weeks deposit £2884

Minimum annual household income to meet referencing criteria £75,000

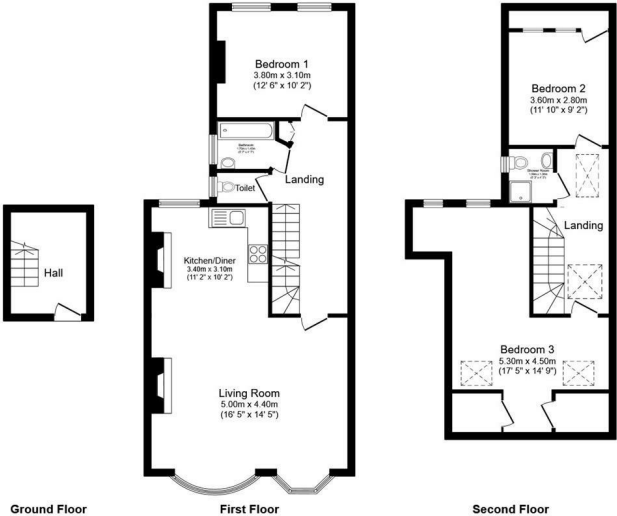
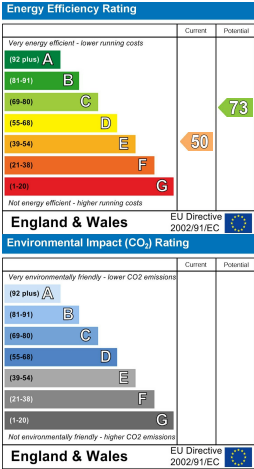
- Three double bedrooms
- First floor and second floor Edwardian flat
- Spacious living area
- Kitchen/diner space
- Two bath/shower rooms
- Close to shops/station
- Double glazed/gas central heating
- Own section of rear garden





New River Crescent
Palmers Green
London
N13 5RJ

Tenure:
Gross Internal Area: 1303.00 sq ft



Total floor area 121.1 sq.m. (1,303 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmer's Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

