TO LET



Hamilton Way, London, N13
£1,500 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Hamilton Way, London, N13

Rarely available unfurnished one double bedroom two storey house located in a leafy quiet cul-de-sac location with views over the New River.

Situated off Hamilton Crescent the property is ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

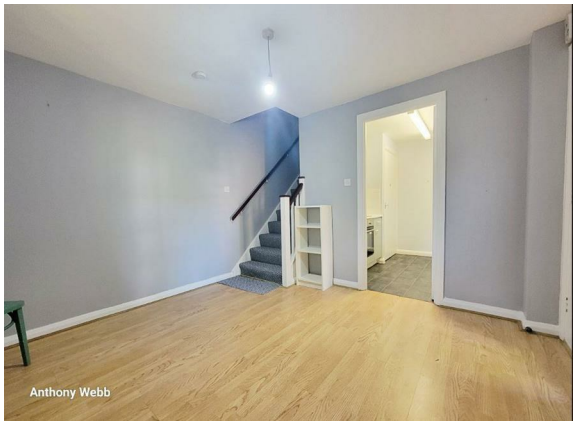
Own front door • Living room with laminate floor and bay window • Fitted kitchen with appliances and large understairs cupboard • First floor modern bathroom • Double bedroom with fitted wardrobe and laminate floor • Loft space • Electric heating • Double glazed windows • Communal gardens • Communal parking facilities.

Council tax band C
5 weeks deposit £1730
Minimum annual household income to meet referencing criteria £45,000

- One double bedroom
- Two storey house
- Living room
- Kitchen with applinances
- Modern bathroom
- Electric heating/double glazing
- Own front door
- Parking facilities










Anthony Webb

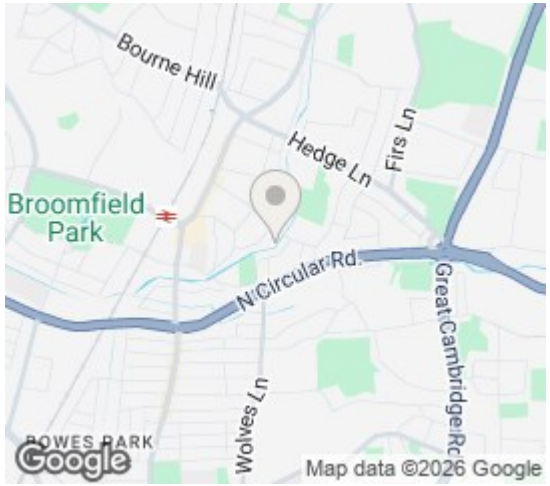

Anthony Webb

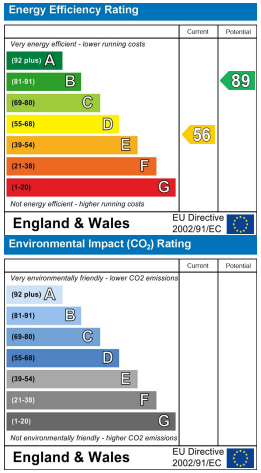

Anthony Webb

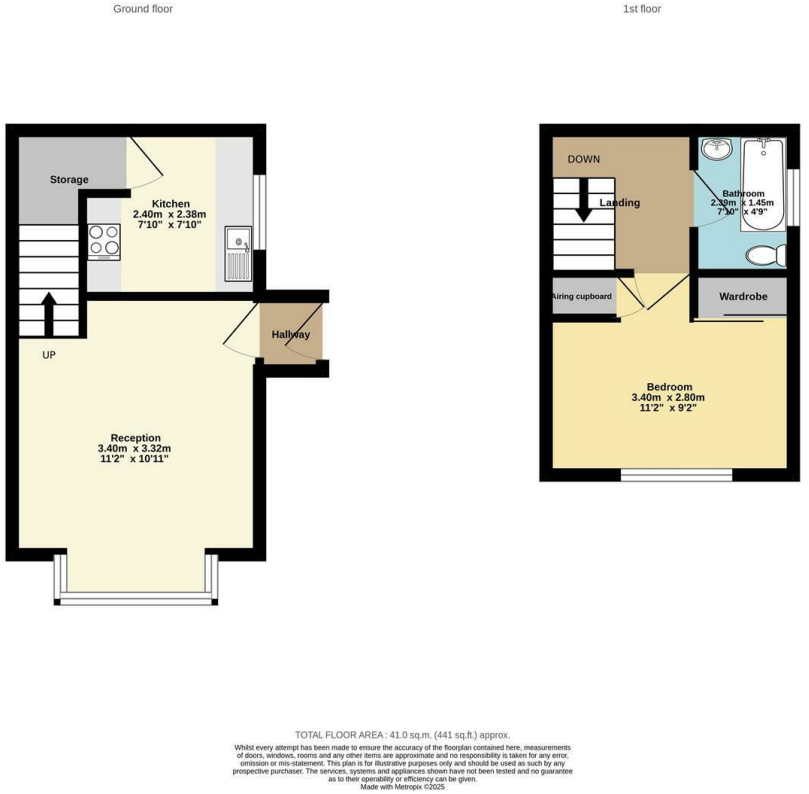

Anthony Webb

Hamilton Way
London
N13 5LS

Tenure:
Gross Internal Area: 441.32 sq ft







TOTAL FLOOR AREA : 41.0 sq.m. (441 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS