

**TO RENT**



**Park Avenue, Palmers Green, London, N13**  
**£1,150 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Park Avenue, Palmers Green, London, N13 5PG

Newly decorated first floor studio located in this converted property close to Palmers Green's shops, restaurants and mainline station into Moorgate. Benefits include a living/sleeping area with a separate kitchen, a modern shower room, gas central heating, double glazing, laminate floor and secure communal entrance.

Enfield Council Tax Band B

5 weeks deposit £1326

Minimum annual household income to meet referencing criteria £34,500

The rent will include water rates.

- First floor studio flat
- Living/sleeping area
- Kitchen with appliances
- Water rates included in rent
- Offered furnished
- Available NOW
- Single persons need apply

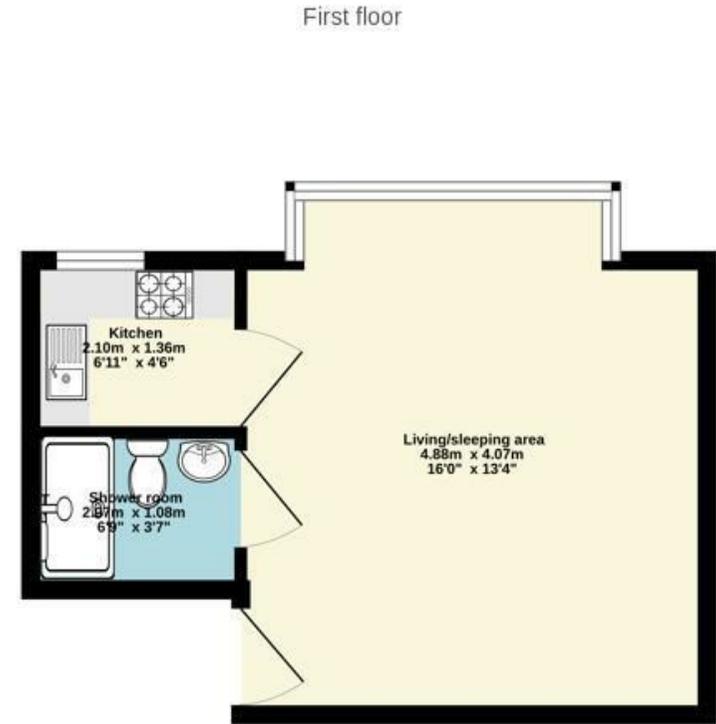


Park Avenue  
 Palmers Green  
 London  
 N13 5PG

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 25.0 sq.m. (289 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.  
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