

**TO LET**



**Devonshire Road, Palmers Green, London, N13**  
**£1,650 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Devonshire Road, Palmers Green, London, N13

## FANTASTIC LOCATION FOR SHOPS AND STATION.

A newly renovated PART FURNISHED two double bedroom first floor Edwardian PERIOD flat located in this most popular residential turning within five minutes walk of Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate).

The flat benefits from a well kept communal hallway with original tessellated tiled floor • Ground floor entrance with storage/cloakroom space and stairs to first floor • Generous landing space • Spacious living/dining room wood floor • Modern fitted kitchen with appliances • Modern bathroom and separate w.c • Modern double glazing and central heating. The property is offered part furnished and is available now.

Enfield council band D

5 weeks deposit £1903

Minimum annual household income to meet referencing criteria £49,500

- First floor flat
- Two double bedrooms
- Living/dining room
- Modern kitchen
- Modern bathroom/w.c
- Part furnished
- Double glazed/gas central heating
- Close to shops, buses and station



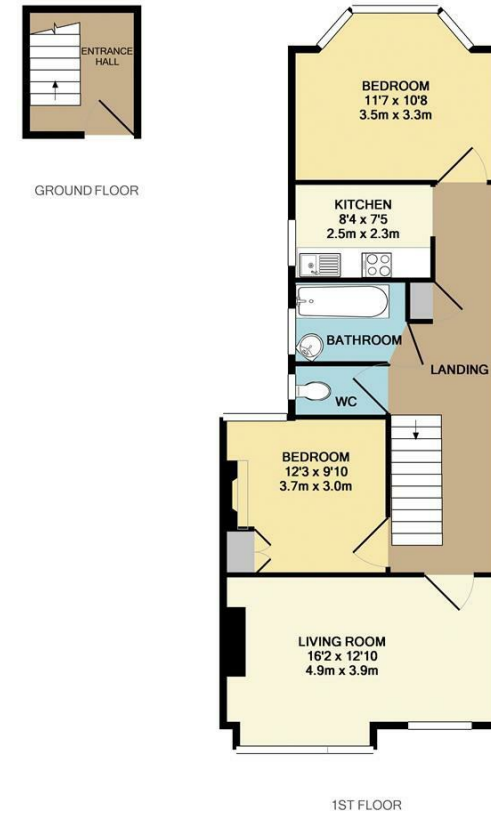


Devonshire Road  
 Palmers Green  
 London  
 N13 4QU

Tenure:  
 Gross Internal Area: 797.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		50	
(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			82
(61-81) B			
(39-60) C			
(15-48) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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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