

**TO RENT**



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

**Anthony Webb**  
ESTATE AGENTS

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

SECOND (TOP) FLOOR STUDIO FLAT TO LET CLOSE TO SHOPS & STATION.

Second floor (converted loft) 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 new kitchen and new shower room.

The property is offered furnished and is available from end of March. The rent will include water rates.

Enfield Council Tax Band B

5 weeks deposit £1326

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

- Self contained studio room
- 2nd floor conversion
- Water rates included
- Separate kitchen & shower room
- Offered furnished



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(05-06) D			
(09-04) E			
(11-10) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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