

**TO LET**



**Dorchester Avenue, London, N13**  
**£2,600 Per Month**

**Anthony Webb**  
ESTATE AGENTS

# Dorchester Avenue, London, N13

UNFURNISHED Three bedroom terrace house located in a quiet residential turning close to Palmers Green's shops, restaurants, bus routes and mainline station into Finsbury Park/Moorgate.

The property offers a spacious through lounge with bay window and doors to garden, fitted galley kitchen with door to garden, two double bedrooms, one single bedroom, gas central heating, off street parking, double garage and garden to rear with outside w.c.

Enfield council band E

5 weeks deposit £3000

Minimum annual household income to meet referencing criteria £78,000

- Three bedrooms
- 1930s built terrace house
- Through lounge
- Galley kitchen
- First floor bathroom
- Off street parking
- Double garage to rear
- Rear garden



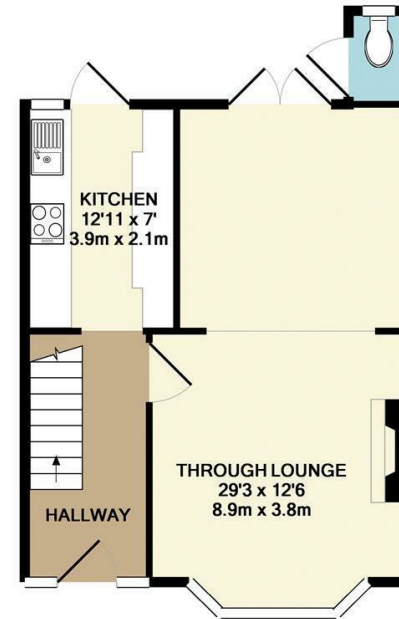


# Dorchester Avenue London N13 5DX

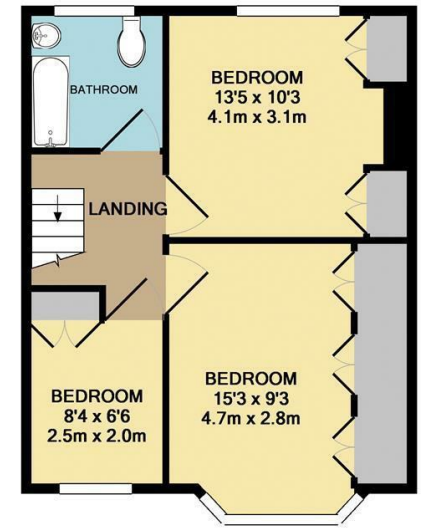
Tenure:  
Gross Internal Area: 1023.00 sq ft



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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 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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