

# TO LET

- 2nd floor converted studio flat
- Close to shops/station
- Spacious living/sleeping area
- Modern kitchen
- Modern shower room
- Offered part furnished
- Double glazed
- Available from 8th of December



Palmerston Crescent, Palmers Green, London, N13  
£1,000 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS





# Palmerston Crescent, Palmers Green, London, N13

SPACIOUS STUDIO CLOSE TO SHOPS/STATION N13. A spacious studio flat occupying the 2nd floor (top) of this Edwardian building. The flat is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station. Benefits include a spacious living/sleeping area, modern kitchen, modern shower room, gas central heating and double glazing. The flat is offered PART FURNISHED and is available from 20th of December.

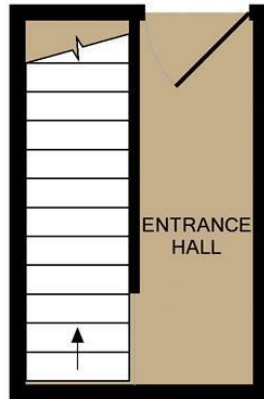


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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	54	61
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 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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