

# TO LET

- Three bedrooms
- Detached first floor maisonette
- Open plan living/kitchen space
- Modern new kitchen
- Shower room
- Own front door
- Balcony
- Garden



**Green Lanes, London, N13**  
**£2,300 Per Calendar Month**

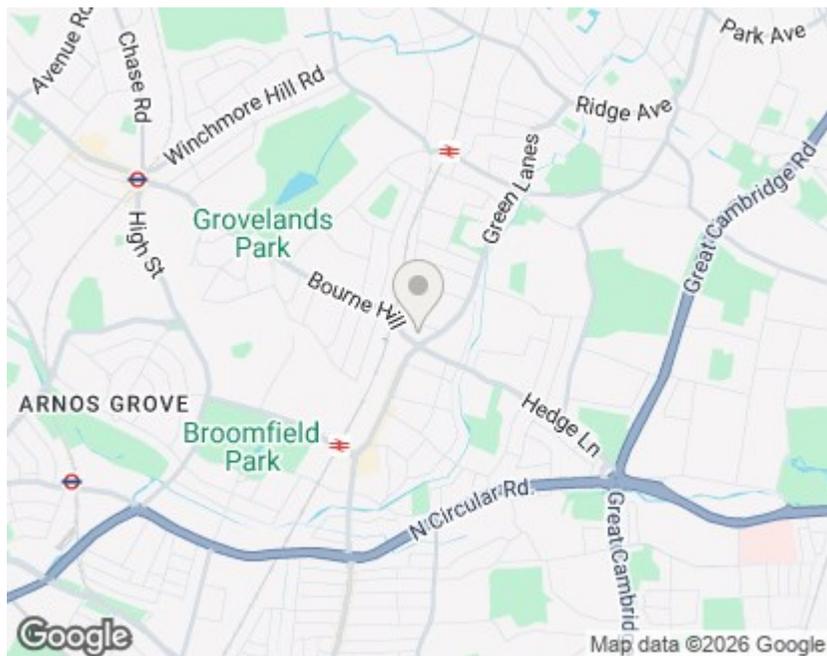
**Anthony Webb**  
ESTATE AGENTS

# Green Lanes, London, N13

Unique recently renovated three bedroom first floor gated maisonette with own front door, living/kitchen space, shower room, balcony and garden space.

Hertford Court is conveniently located for Palmers Greens shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Southgate high road and underground station (Piccadilly line) are a short ride away via the W6 bus route.

Enfield council band D  
 5 weeks deposit £2653  
 Minimum annual household income to meet referencing criteria £69,000



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



348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk