

**TO LET**

- One double bedroom
- Ground floor maisonette
- Edwardian Conversion
- Living room
- Kitchen
- Bathroom
- Double glazing/gas central heating
- Private rear garden



**The Grove, London, N13**  
**£1,500 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# The Grove, , London, N13

Well presented one double bedroom UNFURNISHED garden maisonette occupying the entire ground floor of this Edwardian terrace property.

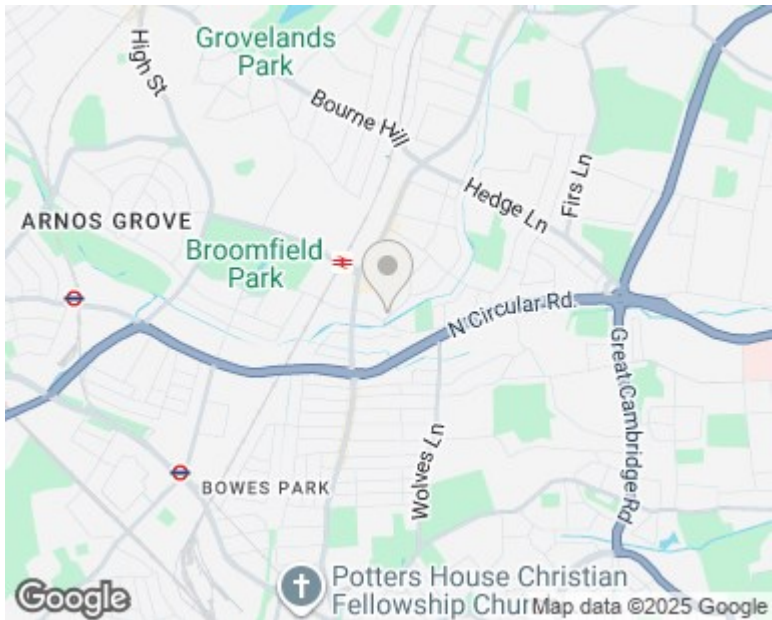
The Grove is located between Riverway and Hazelwood Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Own front door • Hallway with storage cupboard • Spacious double bedroom with large bay window • Living room with feature fireplace and doors to garden • Galley kitchen with appliances • Bathroom • Gas central heating • Double glazing • Private rear garden.

Enfield council band C

5 weeks deposit £1730

Minimum annual household income to meet referencing criteria £45,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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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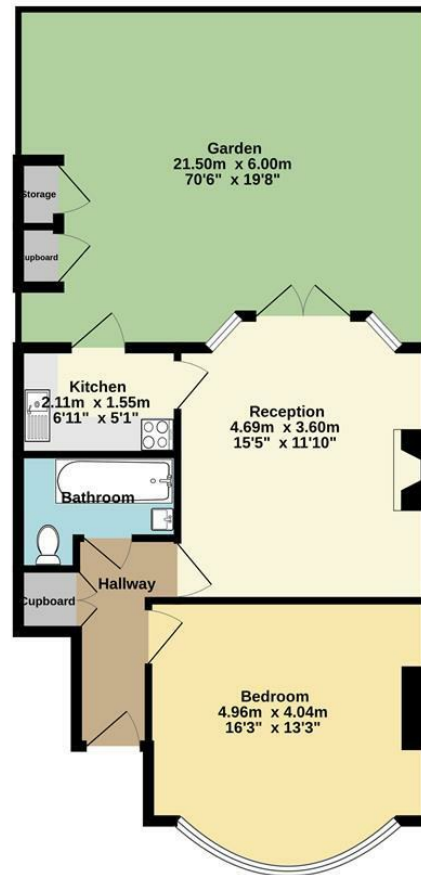
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Ground floor  
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 44.0 sq.m. (474 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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