

**TO LET**



**New River Crescent, Palmers Green, London, N13**  
**£2,600 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# New River Crescent, Palmers Green, London, N13

Well presented UNFURNISHED three bedroom Edwardian terrace house with through lounge, modern fitted kitchen, two bath/shower rooms, off street parking and rear garden.

New River Crescent is located between Hazelwood Lane and Hedge Lane and is ideally situated for Green Lanes shops, restaurants, bus routes and mainline station into Moorgate. There are several green spaces nearby including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also a short walk away.

Hallway with original tiled floor • Spacious through lounge with bay window, feature fireplace and wood floor • Modern fitted kitchen with appliances and doors to garden • Modern ground floor shower room • Spacious first floor landing • Three double bedrooms • Modern bathroom and separate w.c • Double glazing • Gas central heating • Off street parking to front • Rear garden with out building with power and light.

Enfield Council Tax Band E

5 weeks deposit required-£3000

Annual household income required to meet financial requirement £78,000

- Three double bedrooms
- Edwardian terrace house
- Through lounge
- Kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden with out house





# New River Crescent Palmers Green London N13 5RJ

Tenure:  
Gross Internal Area: 1345.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1345sq.ft. (125.0 sq.m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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