

TO LET

- Four bedrooms
- Semi-detached house
- Front reception
- Open plan new kitchen/diner
- Ground floor bedroom with ensuite shower room
- New modern family bathroom
- Off street parking
- Rear garden



Wentworth Gardens, Palmers Green, London, N13
£2,800 Per Calendar Month

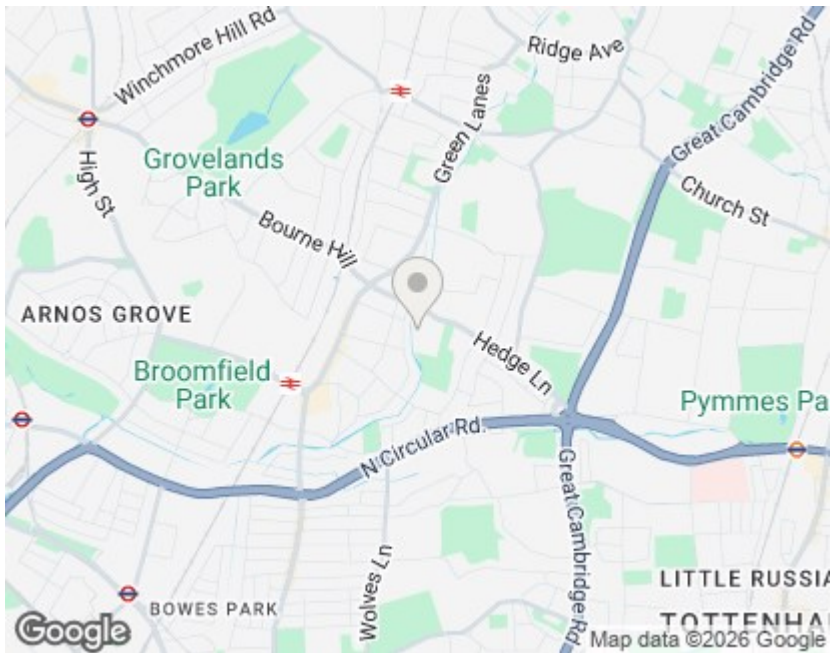
Anthony Webb
ESTATE AGENTS

Wentworth Gardens, Palmers Green, London, N13

A beautifully presented and spacious newly refurbished four bedroom 1930s built house offering a front reception, an extended open plan kitchen/diner/living space to rear, ground floor bedroom with en-suite shower room, guest cloak room, utility room, first floor modern family bathroom, off street parking and private 70ft garden to rear.

Wentworth Gardens is a quiet residential cul-de-sac located off Hedge Lane within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are various green spaces within easy walking distance including Hazelwood recreation ground, the New River and Broomfield Park.

Enfield council band E
5 weeks deposit £3230
Minimum annual household income to meet referencing criteria £84,000



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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