

TO LET



Old Park Road, Palmers Green, London, N13
£1,700 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Old Park Road, Palmers Green, London, N13

UNFURNISHED MODERN TWO BEDROOM GROUND FLOOR APARTMENT SITUATED UNDER 5 MINUTES WALK TO MAINLINE STATION AND BROOMFIELD PARK.

A luxury two bedroom apartment located in this most desirable location only a few minutes walk of Palmers Green's shops, restaurants, Broomfield park and mainline station into Moorgate. The property consists of its own front door, an open plan living/kitchen space with integrated appliances and large glass doors/windows to own terrace and communal gardens, a master bedroom with an en-suite shower room, a second good size single bedroom and a modern bathroom. Further benefits include double glazing, gas central heating, laminate/tiled floors throughout and an allocated parking space. Available Mid January 2024

Enfield council band D

5 weeks deposit £1961

Minimum annual household income to meet referencing criteria £51,000

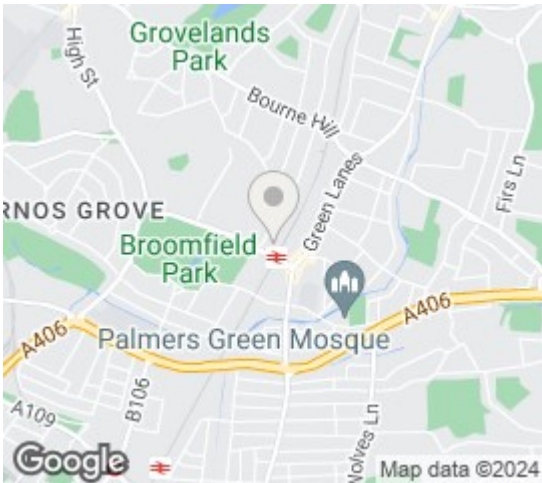
- Modern apartment
- Two bedrooms
- Living/kitchen space
- Two bath/shower rooms
- Parking space
- Laminate/tiled floors
- Own rear terrace+communal gardens
- Close to station/park/shops



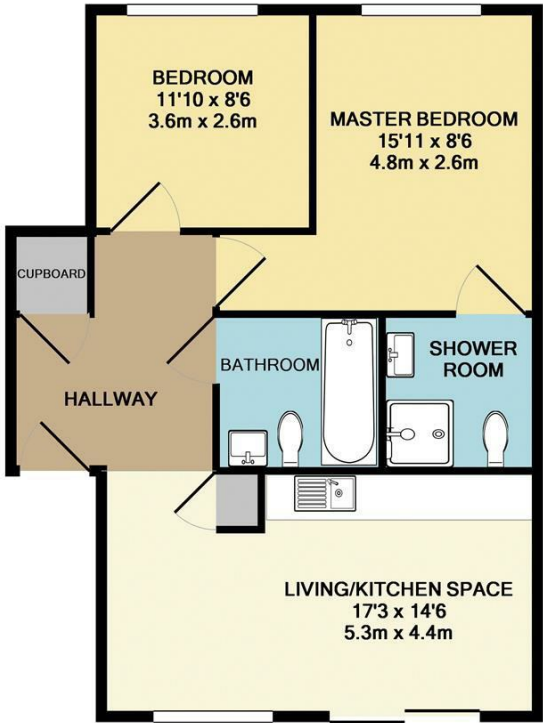


Old Park Road
Palmers Green
London
N13 4RE

Tenure:
Gross Internal Area: 678.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	84	84
(50-60) C		
(35-48) D		
(19-54) E		
(7-38) F		
(1-6) 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		
(82 plus) A		
(61-81) B	87	87
(50-60) C		
(35-48) D		
(19-54) E		
(7-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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

Made with Metropix ©2018

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

