

**TO LET**



**Devonshire Road, Palmers Green, London, N13**  
**£1,750 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Devonshire Road, Palmers Green, London, N13

FANTASTIC LOCATION FOR SHOPS AND STATION.

A PART FURNISHED two double bedroom first floor Edwardian PERIOD flat located in this most popular residential turning within five minutes walk of Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate).

The flat benefits from a well kept communal hallway with original tessellated tiled floor • Ground floor entrance with storage/cloakroom space and stairs to first floor • Generous landing space • Spacious living/dining room wood floor • Modern fitted kitchen with appliances • Modern bathroom and separate w.c • Modern double glazing and central heating. The property is offered part furnished and is available now.

Enfield council band D

5 weeks deposit £2019

Minimum annual household income to meet referencing criteria £52,500

- First floor flat
- Two double bedrooms
- Living/dining room
- Modern kitchen
- Modern bathroom/w.c
- Part furnished
- Double glazed/gas central heating
- Close to shops, buses and station





Devonshire Road  
 Palmers Green  
 London  
 N13 4QU

Tenure:  
 Gross Internal Area: 797.00 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		50	
(21-38) 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)  
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