



Pellipar Close, Palmers Green, N13
£1,800 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Pellipar Close, Palmers Green, N13

Newly refurbished and beautifully presented two bedroom ground floor UNFURNISHED maisonette with own front door and secure gated parking space.

Pellipar Close is a 1960s built development set back on the corner of Fox Lane and Green Lanes. The property is ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and high road are a short ride away via the W6 bus route.

Enfield council band D

5 weeks deposit £2076

Minimum annual household income to meet referencing criteria £54,000

- Two double bedrooms
- Ground floor maisonette
- Living room
- New modern fitted kitchen
- New modern bathroom
- Double glazing/gas central heating
- Own front door
- Secure parking space





Pellipar Close Palmers Green N13 4AG

Tenure:
Gross Internal Area: 742.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	76
(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	

Ground floor
69.0 sq.m. approx.



TOTAL FLOOR AREA: 69.0 sq.m. 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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