

# TO LET

- Five bedrooms
- Extended semi detached house
- Two receptions
- Modern kitchen/diner
- Three bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden



Petersfield Close, Edmonton, London, N18  
£2,900 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

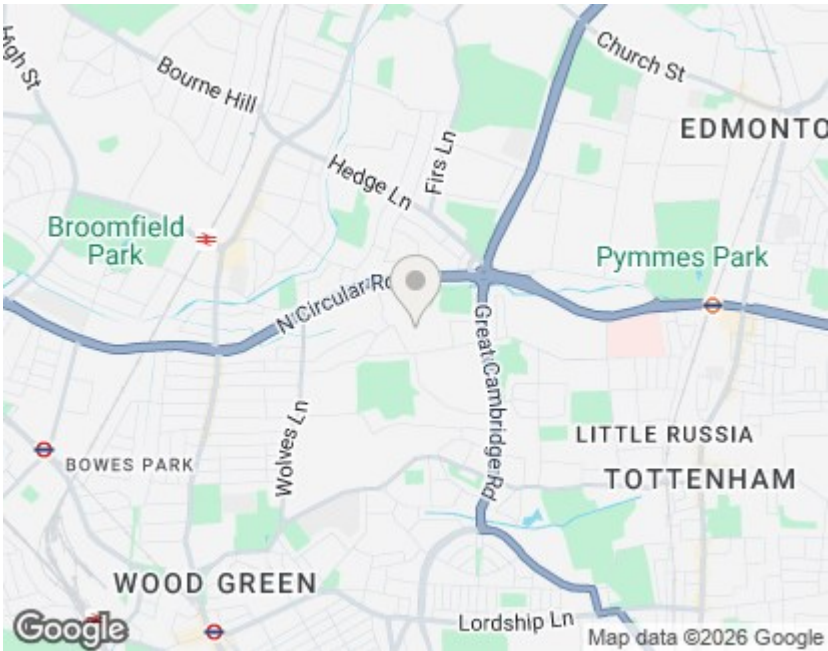
# Petersfield Close, Edmonton, London, N18

Substantial five bedroom, two reception, three bath/shower room semi-detached 1930s built family house which has been extended and newly renovated to a high standard. The property also benefits from a drive and a rear garden

Petersfield Close is a quiet residential cul-de-sac located off Pasteur Gardens and ideally placed for the nearby Green Lanes, Palmers Green. Just over a mile from the property it has a wide range of amenities including shops, cafes, bus routes, supermarkets and mainline station into Moorgate.

Tottenham Recreation Ground is less than five minutes away on foot. This large open space with two playgrounds and an outdoor gym is ideal for enjoying time outdoors with family and friends. A short bus ride away are both Wood Green and Turnpike Lane tube stations, both on the Piccadilly line providing direct journeys to the City and West End. The popular Oakthorpe Primary school is also a short walk from the house.

Enfield council band E  
5 weeks deposit £3346  
Minimum annual household income to meet referencing criteria £87,000



| 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 <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 |



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