

# TO LET

- Two double bedrooms
- Ground floor maisonette
- Living room
- Kitchen/diner
- Bathroom
- Double glazed/gas central heating
- Own front door
- Small paved patio area to side



Hermitage Road, London, N4  
£2,000 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS



# Hermitage Road, , London, N4

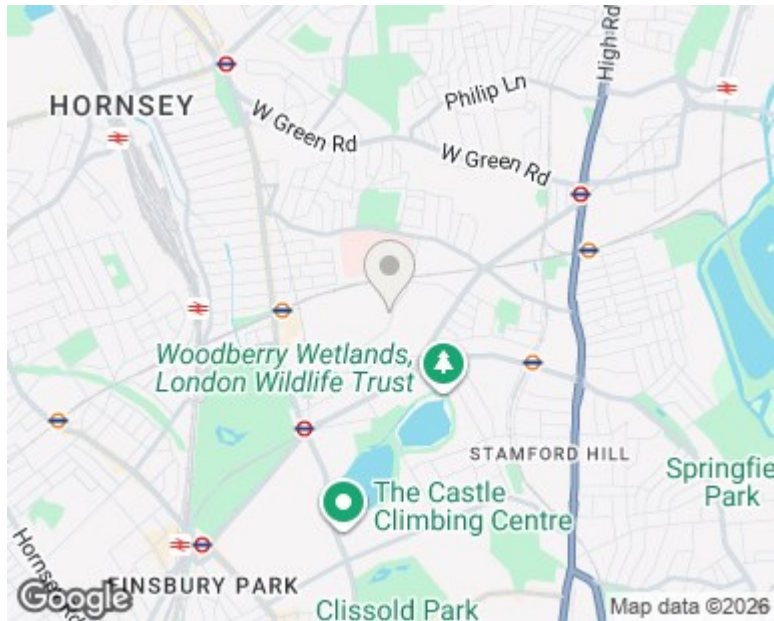
A spacious UNFURNISHED two double bedroom maisonette occupying the entire ground floor of this terrace property. Located in this popular residential turning within easy reach of Green Lane's shops, cafes, restaurants and transport facilities including Manor House underground station (Zone 2) and Haringey British Rail.

The flat benefits from its own entrance, a spacious living room, kitchen with appliances, modern bathroom, laminate floors, gas central heating, double glazing and a small patio area to side.

Haringey council band C

5 weeks deposit £2307

Minimum annual household income to meet referencing criteria £60,000



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



348 Green Lanes, Palmers Green, London N13 5TJ

020 8882 7888

palmersgreen@anthonywebb.co.uk

[anthonywebb.co.uk](http://anthonywebb.co.uk)

Ground floor



TOTAL FLOOR AREA: 82.0 sq.m. (883 sq.ft.) 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 operation or efficiency can be given.  
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