

TO LET

- Double room to rent
- Shared flat
- Shared use of Kitchen and bathroom
- Secure entry phone system
- Communal parking facilities
- Utilities bills included



Cherry Blossom Close, Palmers Green, London, N13
£750 Per Calendar Month

Anthony Webb
ESTATE AGENTS

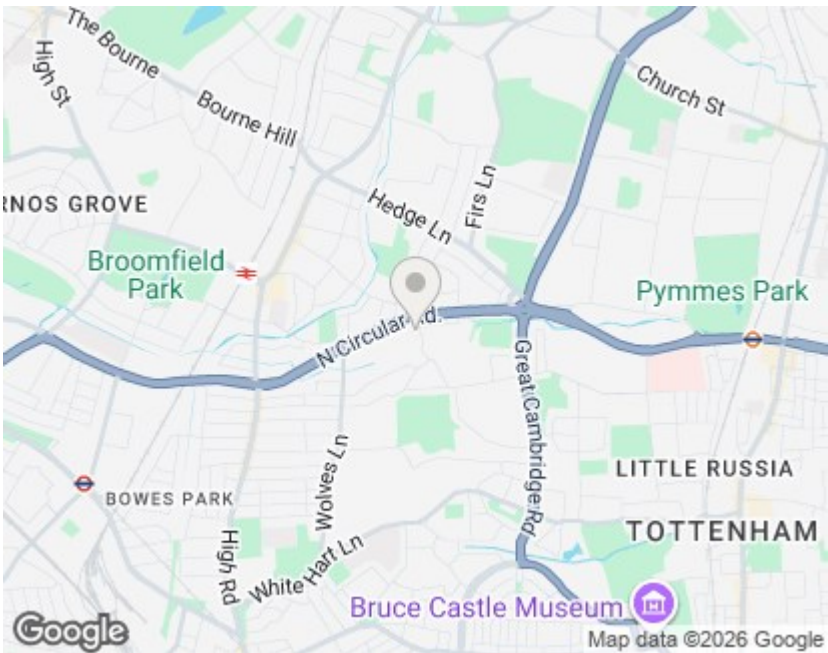
Cherry Blossom Close, Palmers Green, London, N13

Single female lodger wanted to share one bedroom second floor apartment with female landlady. The lodger will have a furnished double bedroom and will share the kitchen and bathroom with the landlady. The flat benefits from double glazing, electric heating, secure entry phone system and communal parking facilities.

Cherry Blossom Close is a 1990s Fairview built development conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate). There are various bus/road routes inc the A406 and A10 to Wood Green/Arnos Grove underground stations and London beyond.

The lodger will be required to pay two months rent and one months deposit in advance and the initial rental agreement will be for 6 months with the potential to be extended.

Utility Bills included in rent
5 weeks deposit-£865
Minimum annual household income to meet referencing criteria £22,500



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 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



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