

TO LET



Hazelwood Court, Hazelwood Lane, Palmers Green, N13  
£1,795 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

# Hazelwood Court, Hazelwood Lane, Palmers Green, N13

A newly decorated and well presented FURNISHED two bedroom purpose built flat situated on the first floor of this 1930s mansion block.

Hazelwood lane is located off Green Lanes and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Secure communal entrance with entry phone system • Hallway with parquet floor • Spacious living room with bay window and parquet floor • Modern kitchen with appliances • Bathroom and separate w.c • Gas central heating • Double glazing • Terrace and stairs to communal gardens from kitchen.

Enfield council band C

5 weeks deposit £2071

Minimum annual household income to meet referencing criteria £53,850

- Two double bedrooms
- First floor flat
- 1930s mansion block
- Living room
- Modern fitted kitchen
- Bathroom+separate w.c
- Double glazing/gas central heating
- Terrace/fire escape





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Tenure:  
Gross Internal Area: 818.00 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		60	66
(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			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(9-14) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 76.0 sq.m. (818 sq.ft.) approx.  
 Every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and its responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as part of any pre-contractual purchase. The services, systems and appliances shown are not intended and no guarantee is given. Plans set to scale 1:50.

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