

TO LET

- Studio room
- Converted loft space
- Kitchen facilities
- Modern shower room
- Furnished
- Utility bills included



The Larches, Palmers Green, London, N13
£1,300 Per Calendar Month

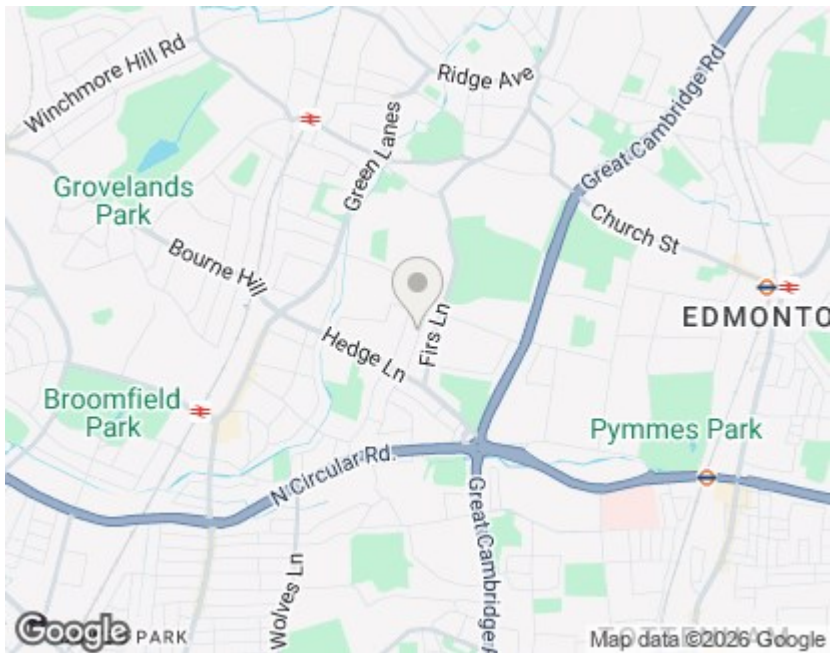
Anthony Webb
ESTATE AGENTS

The Larches, Palmers Green, London, N13

Lodger wanted for brand new FURNISHED studio room with utility bills included located in the converted loft space of this family home. The landlords also live in the the building.

The Studio room offers kitchen facilities including an electric hob, new fridge/freezer, new washing machine, laminate floor, eaves storage space and modern shower room.

Utility bills included for single lodger-if a couple bills will need to be discussed
5 weeks deposit £1500
Minimum annual household income to meet referencing criteria £39,000



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		
		47
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		



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