

TO LET



Devonshire Road, Palmers Green, London, N13
£1,650 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Devonshire Road, Palmers Green, London, N13

FANTASTIC LOCATION FOR SHOPS AND STATION.

A newly renovated PART FURNISHED two double bedroom first floor Edwardian PERIOD flat located in this most popular residential turning within five minutes walk of Palmers Green's shops, restaurants, bus routes and mainline station (Moorgate).

The flat benefits from a well kept communal hallway with original tessellated tiled floor • Ground floor entrance with storage/cloakroom space and stairs to first floor • Generous landing space • Spacious living/dining room wood floor • Modern fitted kitchen with appliances • Modern bathroom and separate w.c • Modern double glazing and central heating. The property is offered part furnished and is available now.

Enfield council band D

5 weeks deposit £1903

Minimum annual household income to meet referencing criteria £49,500

- First floor flat
- Two double bedrooms
- Living/dining room
- Modern kitchen
- Modern bathroom/w.c
- Part furnished
- Double glazed/gas central heating
- Close to shops, buses and station



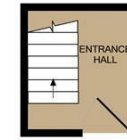


Devonshire Road
 Palmers Green
 London
 N13 4QU

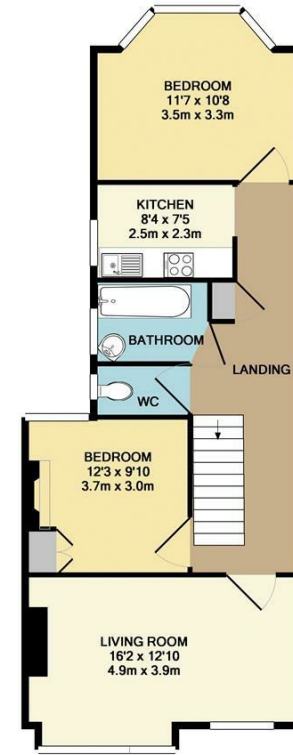
Tenure:
 Gross Internal Area: 797.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		50	
(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			
(82 plus) A			82
(61-81) B			
(39-60) C			
(15-48) D		47	
(3-14) E			
(1-13) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
 Made with Metropix ©2017

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

Anthony Webb
 ESTATE AGENTS