

TO LET

- four/five bedrooms
- 1st and 2nd floor maisonette
- One/two receptions
- New kitchen/bathroom
- cellar
- Electric heating
- Own front door
- Rear garden



Lodge Drive, Palmers Green, London, N13  
£2,800 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS

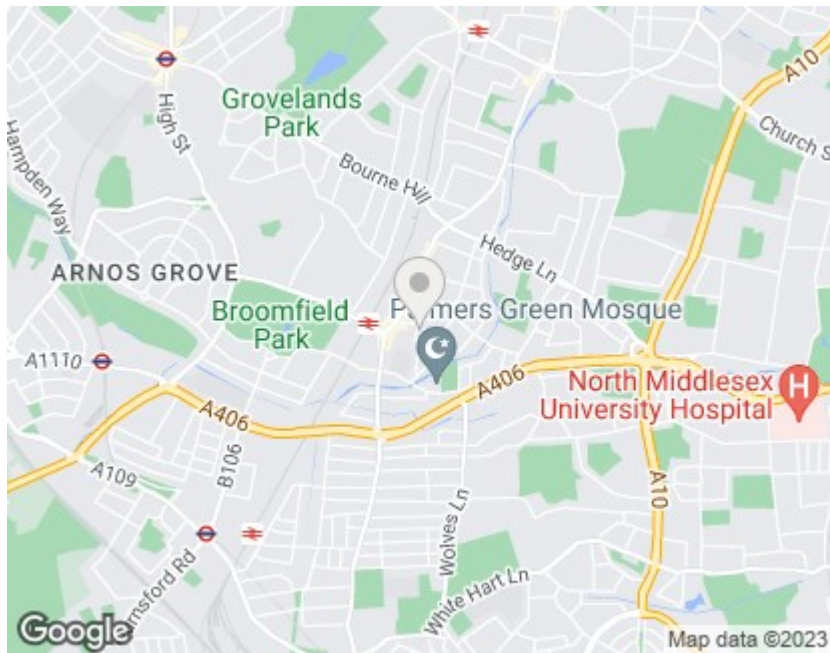
# Lodge Drive, Palmers Green, London, N13

An UNFURNISHED newly renovated split level GARDEN maisonette offering 4/5 Bedrooms over the ground and first floors of this spacious Edwardian property.

Lodge Drive is a popular residential turning located off Green Lanes within a few minutes walk of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Own front door • Hallway with storage cupboard and access to large cellar • New kitchen • New bathroom • Reception • Large second reception/bedroom opening to a conservatory • Two double bedrooms on ground floor • Second floor offers two further double bedrooms and a separate w.c • Electric heating • Good size rear garden.

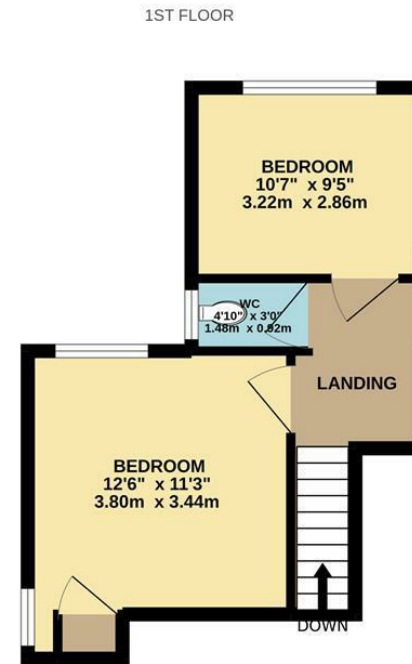
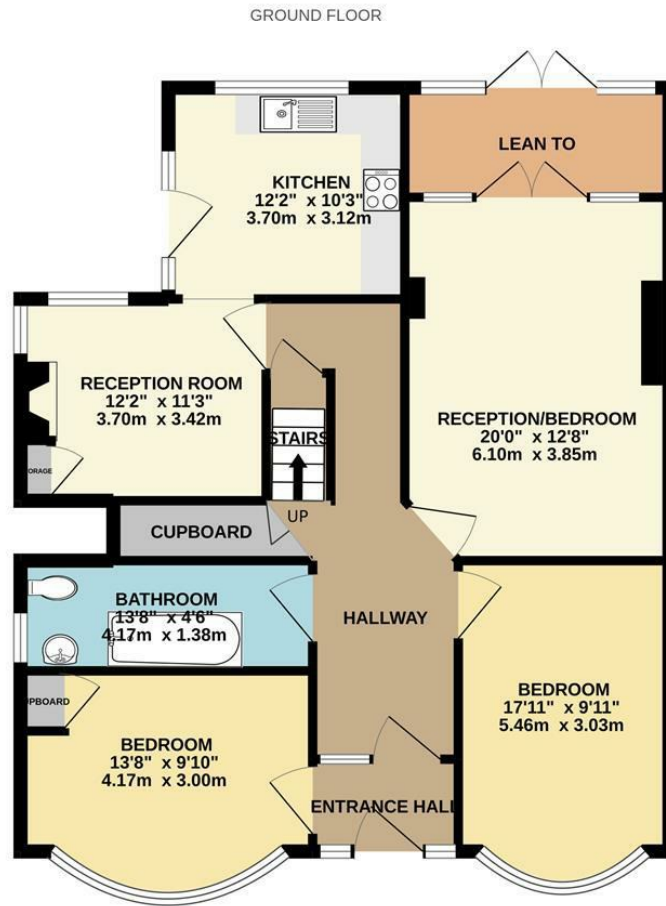
Enfield Council band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



TOTAL FLOOR AREA : 1453sq.ft. (135.0 sq.m.) 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 operability or efficiency can be given.  
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