

TO LET



Hertford Court, Green Lanes, Palmers Green, London, N13
£1,695 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Hertford Court, Green Lanes, Palmers Green, London, N13

SIMPLY STUNNING. A two double bedroom apartment beautifully refurbished located on the top floor of this privately built 1960s block close to both Winchmore Hill and Palmers Greens shops, restaurants and mainline stations.

The property was completely refurbished from top to bottom in 2015 including a new gas central heating system, new rewiring and new double glazed windows.

Secure entry phone system • Restored and varnished original parquet flooring • Spacious Living/dining space with door to balcony with views of the Shard • Modern fitted kitchen with granite worksurfaces and integrated appliances including a dish washer, microwave, wine cooler and further balcony • Modern bathroom and separate w.c • Master bedroom has floor to ceiling fitted wardrobes with sliding doors • Boarded loft storage space • Communal parking facilities.

- Two/three bedrooms
- Top floor apartment
- Spacious Living/dining room
- Modern kitchen with appliances
- Two balconies
- Fantastic condition
- Loft storage space
- Great location for shops/station





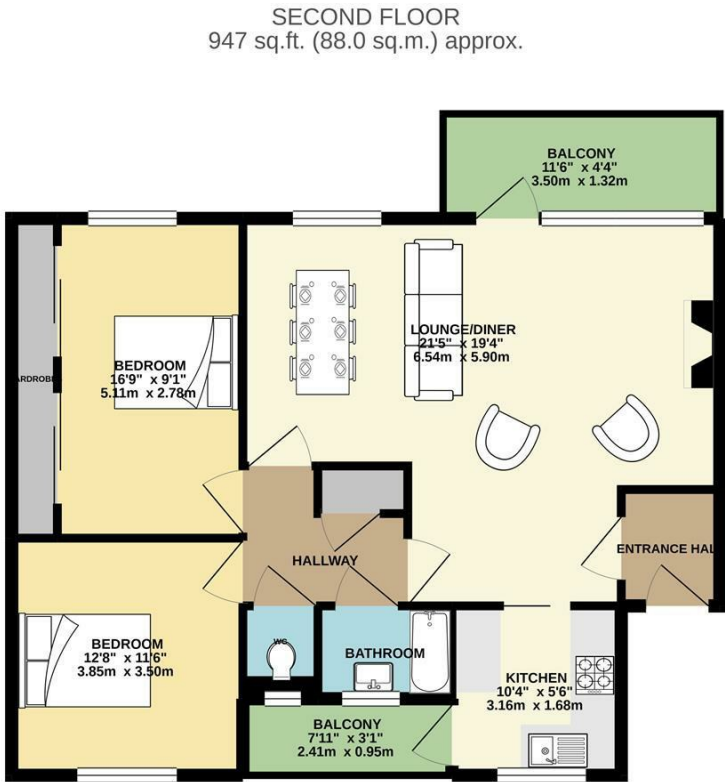
Hertford Court, Green Lanes
Palmers Green
London
N13 4DD

Tenure:
Gross Internal Area: 947.00 sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL FLOOR AREA - 947sq ft (88.0 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 misstatement. 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 Metreplan ©2020

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.