

TO LET



Huxley Place, Palmers Green, London, N13
£2,250 Per Calendar Month

Anthony Webb
ESTATE AGENTS

Huxley Place, Palmers Green, London, N13

A well presented unfurnished 4/5 bedroom (extended into the loft), 1930s built semi-detached house with a spacious through lounge, fitted kitchen, two modern bath/shower rooms, off street parking and a beautiful south west facing rear garden.

The property is located in a quiet residential cul-de-sac off Hedge Lane within easy reach of Palmers Green's shops, restaurants, Hazelwood recreation ground and mainline station into Moorgate. Southgate underground station is also a short ride away via the W6 bus route.

Porch leading to entrance hallway • Spacious through lounge with wood floor and doors to garden • Fitted kitchen with integrated appliances including a washing machine and dish washer • Modern first floor family bath/shower room • Two first floor double bedrooms with fitted wardrobes • Single first floor bedroom • Loft conversion consists of a double bedroom with walk in wardrobe, a single bedroom/study and a modern shower room • Double glazing • Gas central heating • Off street parking to front for one car • Mature rear garden with lawn area, two sheds, working outside w.c and side access. The property is AVAILABLE NOW.

- Beautifully presented house
- Four/five bedrooms
- Modern Kitchen
- Two bathroom/shower rooms
- Stunning rear garden
- Off street parking
- Available now
- Unfurnished



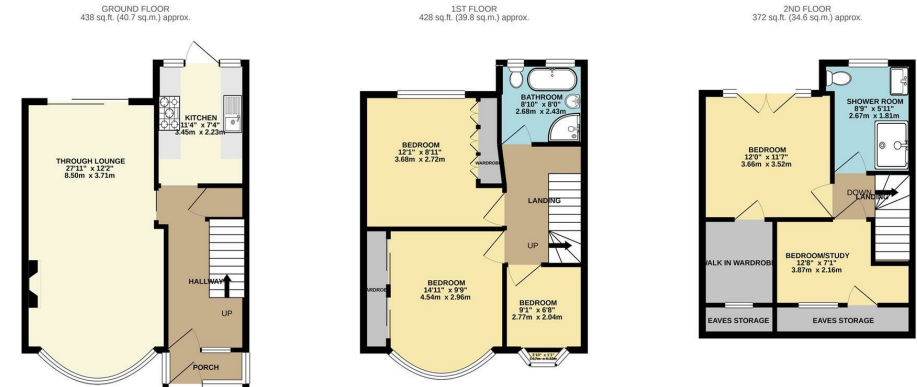


Huxley Place Palmers Green London N13 5SU

Tenure:
Gross Internal Area: 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			
(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			
(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	



TOTAL FLOOR AREA: 1238 sq ft (115.0 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 Metropix ©2021

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