

TO LET

- One double bedroom
- Converted flat
- Ground floor
- Spacious living room
- Modern kitchen
- Own rear garden
- Furnished
- Available 1st of March



Arnold Gardens, Palmers Green, London, N13
£1,150 Per Calendar Month

Anthony Webb
ESTATE AGENTS

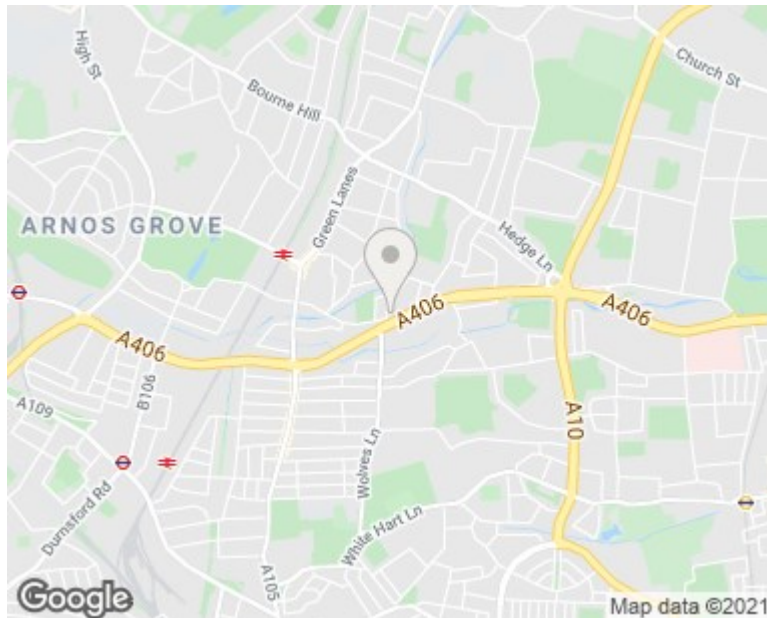


Arnold Gardens, Palmers Green, London, N13

Available now a FURNISHED one bedroom ground floor garden flat.

A converted flat located in a residential turning off Hazelwood Lane within easy walking distance of Green Lanes' shops, bus routes and Palmers Green mainline station into Moorgate. The property also has excellent road links into London via the A406 and A10.

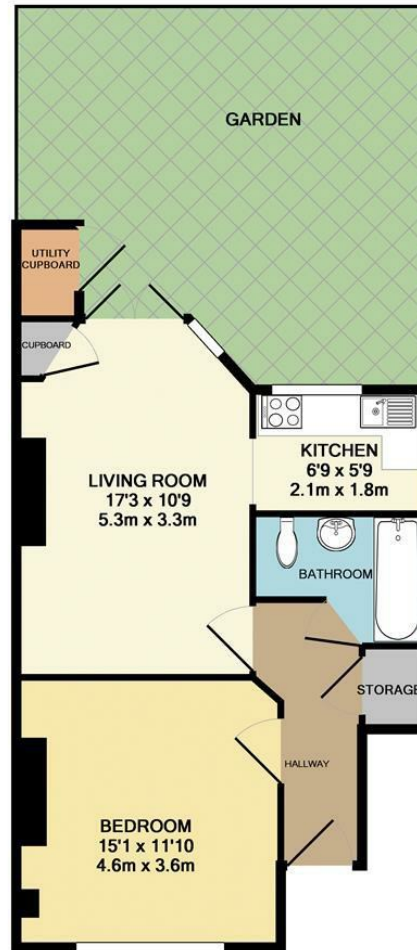
Benefits include a spacious living room with doors to garden, modern kitchen, modern bathroom and a good size double bedroom. Further benefits include new laminate flooring, double glazing, gas central heating and sole use of a 30ft rear garden.



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		



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TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 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.
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