



PALMERS ROAD, NEW SOUTHGATE, N11

WELL FURNISHED & SPACIOUS DOUBLE BEDROOM IN THIS SHARED VICTORIAN HOUSE WITH DOUBLE GLAZING, SHARE OF WELL FITTED KITCHEN/DINER, MODERN BATHROOM AND COMMUNAL GARDEN. CONVENIENT LOCATION FOR BOTH ARNOS GROVE TUBE STATION (PICC. LINE) & NEW SOUTHGATE BR STATION. ALSO NEAR BUS ROUTES, SHOPS, PARK & RESTAURANT. SUITABLE FOR PROFESSIONAL, SINGLE OCCUPANTS ONLY. REFERENCES REQUIRED. NON SMOKER. NO PETS. £595 PCM PLUS BILLS. AVAILABLE NOW. SHARE WITH FRIENDLY & PROFESSIONAL PEOPLE. REFERENCES REQUIRED.



ACCOMMODATION

PRICE: £595 PER CALENDAR MONTH PER CALENDAR MONTH

Awaiting Floor Plan

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	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.