

# TO LET

- One double bedroom
- Edwardian conversion
- Very spacious living room
- New modern kitchen
- Bathroom
- Close to shops/station
- Fully Furnished
- Five weeks deposit required



Burford Gardens, Palmers Green, London, N13  
£1,200 Per Calendar Month

**Anthony Webb**  
ESTATE AGENTS



## Burford Gardens, Palmers Green, London N13 4LP

SPACIOUS FULLY FURNISHED ONE BED FLAT TO RENT OFF FOX LANE N13. A one double bedroom first floor converted flat located off Fox Lane within easy walking distance of Palmers Green's shops, restaurants and mainline station into Moorgate. Southgate tube station is also a short bus ride away. This spacious flat offers a generous living room, a modern fitted kitchen/diner, a bathroom, a good size double bedroom and gas central heating. The flat is offered furnished and is available from the 17th of January.



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		



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