

# TO LET

- One bedroom
- Converted flat
- Beautifully presented
- Modern kitchen/bathroom
- Part furnished
- Close to shops/bus routes
- Close to Bowes Park Station
- Available from 29th of January



**Sidney Avenue, Palmers Green, London, N13**  
**£1,148 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Sidney Avenue, Palmers Green, London, N13

Beautifully presented UNFURNISHED first floor one bedroom converted flat located off Green Lanes, close to shops, restaurants, bus routes and stations including Palmers Green, Bowes Park and Wood Green underground.

The property benefits from a spacious open-plan living/kitchen space with appliances, double bedroom, spacious modern bath/shower room, double glazing, gas central heating and laminate flooring throughout. The flat is available from the 13th January 2021.



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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TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 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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