



**TO LET**

**Caversham Avenue, Palmers Green, London, N13**  
**£1,400 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# Caversham Avenue, Palmers Green, London, N13

Tenant wanted for SHORT TERM LET (3-6mths)

A FURNISHED two bedroom first floor flat with direct access to own garden occupying the entire first floor of a converted Edwardian property. Caversham Avenue is a popular residential turning between Fox Lane and Bourne Hill and is within easy walking distance of Palmers Greens shops, restaurants and mainline station into Moorgate. Southgate underground is also a short bus ride away via the W9 route.

Communal ground floor entrance • Spacious landing (loft space not included) • Spacious living room • Modern kitchen with door/stairs down to rear section of garden • Modern bathroom and separate w.c • One double bedroom • One single bedroom • Double glazing • Gas central heating.

- Two bedrooms
- First floor flat
- Spacious living room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Close to shops/transport
- Quiet residential turning
- Own section of garden







# Caversham Avenue Palmers Green London N13 4LL

Tenure:  
Gross Internal Area: 771.00 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		59	66
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1ST FLOOR  
771 sq ft (87 sq m) approx.



TOTAL FLOOR AREA: 771 sq ft (71.6 sq m) approx.  
While 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 is given as to their operability or efficiency can be given.  
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