



Palmerston Crescent, Palmers Green, N13 4NG

PER MONTH
£1,250 Per Month

 **Coultons**

PROPERTY SUMMARY

Nestled in the charming area of Palmerston Crescent, Palmers Green N13, this delightful ground floor studio flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-proportioned living/sleeping room that offers a warm and inviting atmosphere, perfect for relaxation, a contemporary fitted kitchen, and a modern fitted bathroom.

One of the standout features of this apartment is the large private garden, a rare find in urban living. This outdoor space offers a tranquil retreat where you can unwind, enjoy al fresco dining, or cultivate your own garden oasis. It is perfect for those who appreciate the beauty of nature and desire a personal outdoor area.

With its convenient location, you will find yourself within easy reach of local amenities, parks, and transport links, ensuring that you can enjoy all that Palmers Green has to offer. Viewing is highly recommended.

0



1

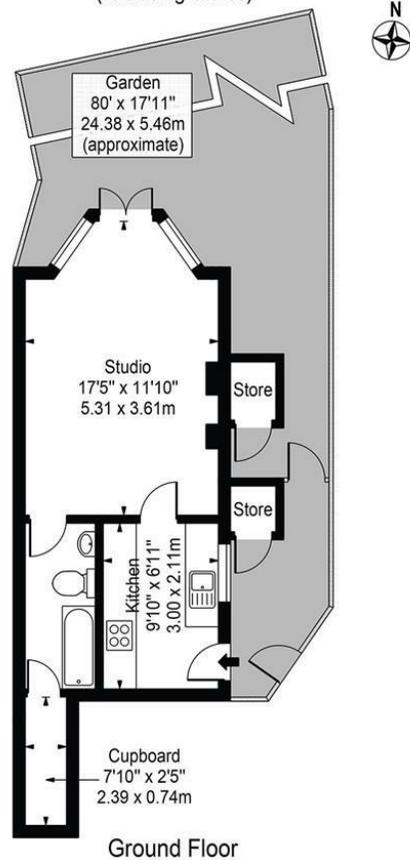


1





Palmerston Crescent, N13 4NG
 Approx. Gross Internal Area 333 Sq Ft - 30.94 Sq M
 (Excluding Stores)



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Enfield

TENURE

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
 lettings@coultons.co.uk
 www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
 lettings@coultons.co.uk
 www.coultons.co.uk