

PARKER JAMES

ESTATES

Established since 1995



Hazelwood Lane

Palmers Green London N13 5HB

- Available immediately
- First floor
- Off street parking
- Three bedrooms
- Close to local shops
- Unfurnished
- Shared garden
- Tree lined street
- Palmers Green station within walking distance
- Pubs and restaurants nearby

£2,095 Per Month

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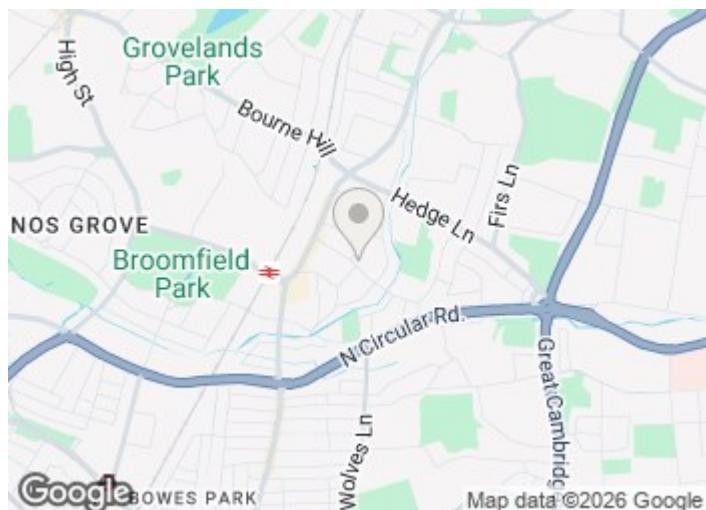
Available immediately on an unfurnished basis is this three bedroom first floor maisonette with garden in Palmers Green.

The 69 sqm property, which forms part of a terrace of Edwardian houses, shares a porch with the ground floor maisonette and briefly comprises an entrance hall, reception room with doors onto an external staircase leading to the rear garden, fitted galley kitchen with integrated appliances including a dishwasher, three bedrooms (two of which are doubles) and a tiled bathroom.

Externally the pleasant shared rear garden is mainly laid to lawn with trees and shrubs bordering it and a useful shed at the foot whilst to the front of the property there is off street parking for one vehicle.

Hazelwood Lane is an attractive tree lined street in Palmers Green which runs between Green Lanes and Connaught Gardens with the former providing a good choice of shops including a Sainsburys Local, restaurants and popular pubs whilst open public space can be enjoyed in nearby Hazelwood Recreation Ground or picturesque Broomfield Park.

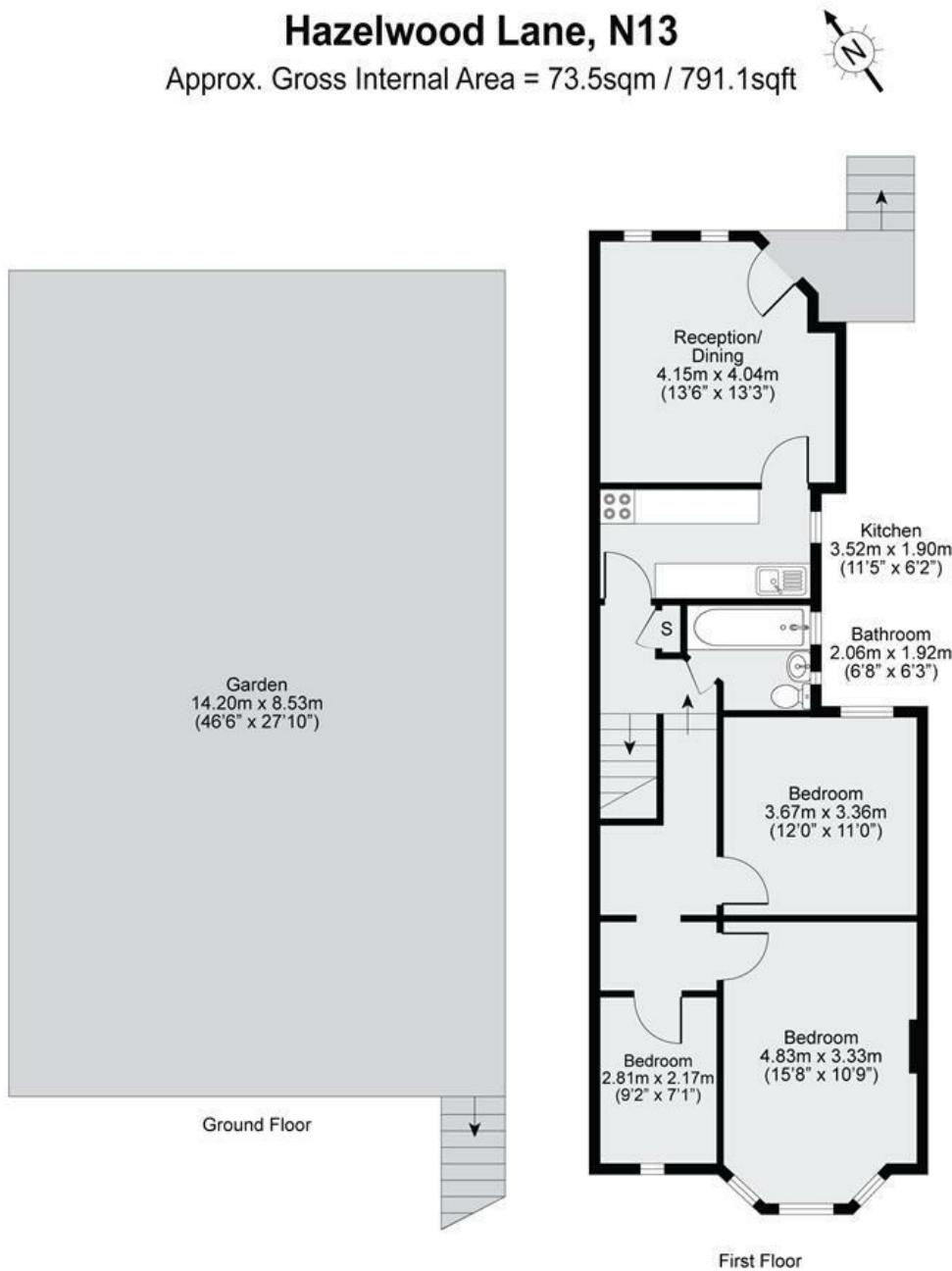
Palmers Green (Thameslink and Great Northern lines) is within walking distance or slightly further away is Wood Green (Piccadilly line) which is a ten minute bus ride from the Lodge Drive stop on Green Lanes and where you will also find a great range of well known high street retailers.



Directions



Floor Plan



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		England & Wales	



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