

7 Hamilton Way  
Palmers Green  
London.  
N13 5LS

1,475 Monthly \*



- ONE BEDROOM HOUSE WITH PARKING FOR ONE CAR
- IN QUIET CUL-DE-SAC
- DOUBLE GLAZED THROUGHOUT
- NEWLY DECORATED & NEW CARPET TO STAIRS LANDING
- AVAILABLE NOW OFFERED UNFURNISHED
- CLOSE TO HIGH STREET FOR SHOPS/RESTAURANTS/CAFES
- MOMENTS FROM OPEN SPACES
- SHORT WALK TO BRITISH RAIL FOR CITY/HERTFORD

Ref: PRA10851

Viewing Instructions: Strictly By Appointment Only



# General Description

Located in a quiet cul-de-sac this newly decorated one bedroom house is available now.

Moments from Palmers Green High Street for cafes, restaurants and shopping amenities as well as good transport links to surrounding areas and British Rail for City commuters.

There is a front lounge which leads through to a fully fitted functional kitchen with white goods on the ground floor. Upstairs there is a good sized double bedroom and bathroom. There is allocated parking for one car and a communal grassed area.

Within walking distance there are open spaces/walks such as The New River, Hazelwood Recreation Ground and Broomfield Park.

Enfield Council - Council Tax Band: C  
EPC Rating: E

ENTRANCE: Via own front UPVC door leading to lobby. Timber door leading to front reception.

RECEPTION: Laminate flooring. UPVC double glazed window to front aspect. Door leading to kitchen. Staircase to first floor. Storage heater.

KITCHEN: Ceramic flooring. Fitted wall and base units. Integrated electric oven. Electric hob. Integrated extractor fan. Plumbing for washing machine. UPVC double glazed window to side aspect. Partly tiled walls. Larder cupboard.

New carpet to stairs.

LANDING: New carpet. Doors to all rooms. Loft hatch.

BEDROOM: Laminate flooring. Cupboard housing cylinder. UPVC double glazed window to front aspect. Fitted wardrobes. Storage heater.

BATHROOM: Vinyl flooring. Three piece suite comprising bath with side panel. Pedestal basin. Close coupled W/C. Fully tiled walls. UPVC double glazed obscure window to side aspect.

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## Accommodation

### Services

Mains electricity, mains water, mains drainage

EPC Rating:54

### Council Tax

Band C

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*