



## Palmerston Crescent, Palmers Green, N13

Available

£1,500 Per month (Available from 27th June 2026, Unfurnished)





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**Baker and Chase are pleased to present this outstanding fully refurbished 1-bedroom, second (top) floor flat, complete with brand new kitchen with appliances and brand new shower room, newly painted throughout and new flooring throughout. This flat needs to be viewed internally to be fully appreciated. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £45,000pa+

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Baker and Chase are pleased to present this outstanding fully refurbished 1-bedroom, second (top) floor flat, complete with a bright and spacious open plan lounge and kitchen including a brand new modern fitted kitchen with a washing machine, dishwasher, built in electric oven and induction hob and a fridge freezer. Lovely brand new modern shower room with a walk in shower and a spacious double bedroom with fitted wardrobes.

Externally, there is access to a shared rear communal garden. The front garden is block paved to provide off street parking. There are 3 flats and each flat will have one space.

Everything is brand new including new flooring, new carpets, new wiring and lighting, new Worcester combi boiler, new radiators, newly painted, new kitchen and shower room, new double glazed windows and blinds, new roof, new internal doors.

Palmerston Crescent is an ever-popular location, providing excellent transport access to Palmers Green B.R Train Station which is only 0.4 miles away, and only 0.5 miles away from Bowes Park Station. Broomfield Park & Arnos Park provide easy access to some of the area best open Green spaces. There are several key shopping areas close by, including Palmers Green triangle, and Southgate Circus.

Offered part furnished and is available now.

For more information, or to arrange your viewing, please call our office.

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## Front garden

Block paved to provide off street parking space. There are 3 flats and each flat will have one space. Access to shared rear garden.

## Exterior

Storm porch, wooden front door leading to communal entrance hallway. Original tiled flooring, frosted double glazed sash window to side, stairs leading to second floor.

## Hallway

Wooden front door leading to small hallway. Laminate flooring, double radiator, wall mounted consumer unit, ceiling spotlight, double glazed sash window to side, window blind, stairs to second floor with fitted carpet.

## Landing

Laminate flooring, double radiator, double glazed sash window to side, window blind, ceiling spotlights, Velux window with integral blind. Storage cupboard with double doors and storage above.

## Bedroom

Laminate flooring, double radiator, 4 x double glazed windows to rear, ceiling spotlights, fitted wardrobes with open storage to side and blackout blinds.

## Shower room

Tiled flooring, ceiling spotlights, extractor fan, wall mounted chrome heated towel rail, frosted double glazed window to side, wall mounted wash hand basin with storage under, wall mounted medicine cabinet above with illuminated mirror door, low flush wc, walk in shower cubicle with sliding door, rain shower head plus further shower attachment.

## Open plan lounge and kitchen

Lounge area

Laminate flooring, double radiator, ceiling spotlights, 2 x double glazed sash windows to front, window blind.

## Kitchen

Kitchen area

Laminate flooring, ceiling spotlights, Velux window to front with integral blind, range of wooden wall and base units, marble effect worktops and splashbacks, single drainer stainless steel sink unit with mixer tap, AEG dishwasher, Bosch washing machine, freestanding Teknix fridge freezer, built in electric induction hob, Bosch stainless steel extractor hood over, built in electric oven, door to cupboard housing brand new Worcester combi boiler.

## Rear Garden

Shared rear garden.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is





**BAKER**  
AND  
**CHASE**



requested.

**Referencing:** Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

**Anti-Money Laundering Regulations & Right to Rent:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Consumer Protection from Unfair Trading Regulations 2008:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

**Consent to Rent:** By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

**Copyright:** You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

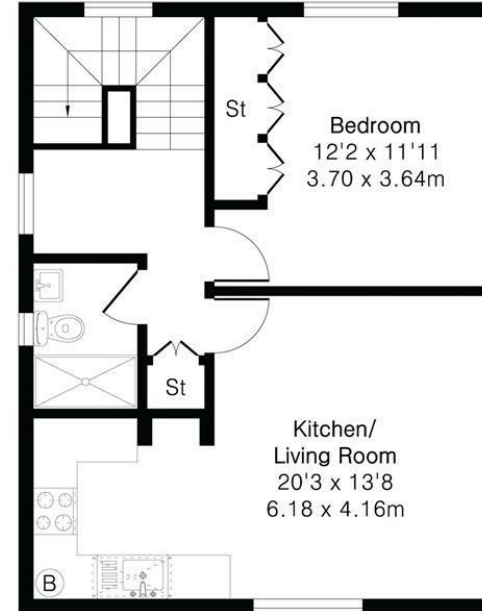
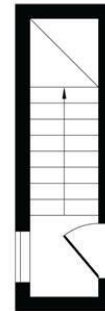
**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



**Approximate Gross Internal Area 571 sq ft - 53 sq m**

First Floor Area 39 sq ft – 4 sq m

Second Floor Area 532 sq ft – 49 sq m



First Floor    Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: C / Deposit

