



Caversham Avenue, London

£2,650 Per month





Baker and Chase are delighted to present this 6-bedroom house arranged over 3 floors, located within close proximity of Palmers Green high street.

Applicant Requirements:

We are searching for tenant(s) with a household income of £79,500

-

Baker and Chase are delighted to present this 6-bedroom house arranged over 3 floors, located within close proximity of Palmers Green high street.

The property benefits from gas central heating, double glazing, sperate reception and dining rooms, a spacious kitchen/breakfast room with ample space for a range of appliances and a family size dining table. Off the kitchen/breakfast room, there is a small lobby with a door to the back garden and another door to the ground floor wc.

The first floor houses 3 double bedroom, plus a 4th single bedroom which could be used as a dressing room. A family bathroom and separate toilet complete the first floor. The second floor has two more very spacious double bedrooms.

Caversham Avenue offers outstanding access to local restaurants, cafes and shops along both Aldermans Hill and Green Lanes. Palmers Green's leafy suburban status is thanks to several local green spaces, including Broomfield Park and Grovelands, yet still boasts direct access to central London via Palmers Green rail station.

Exterior

Paved pathway to porch entrance:

Porch

Opaque window to front aspect

Hallway

Double panel radiator, power points, under stairs storage, stairs to first floor, doors to remaining rooms:

Reception

Window to front aspect, 2 x radiators, power points, fireplace .

Dining room

Door to rear aspect, radiator, fireplace, power points.

Breakfast room

Window to side aspect, storage units, power points, entry to:

Kitchen

Matching range of wall and base units, 1 1/2 stainless steel sink with drainer and mixer tap, electric hob and oven, washing machine, power point, window to side aspect. back door to garden.

Downstairs wc

Opaque window to rear aspect, low flush wc, freestanding pedestal sink, shower cubicle, radiator.

Stairs to first floor

First floor landing

Storage unit, power points, doors to remaining rooms:

Bedroom 1

Windows to front aspect, radiator, power points.

Bedroom 2

Windows to rear aspect, radiator, storage units, fireplace, power points.

Bedroom 3

Windows to front aspect, power points, radiator

Bedroom 4

Windows to rear aspect, radiator , power points

Wc

Low flush we, window to side aspect.







Bathroom

Panelled bath with mixer tap and shower attachment, built in sink with storage space under, opaque window to side aspect.

Stairs to second floor

Second floor landing

Storage unit, door to remaining rooms.

Bedroom 5

Windows to front and rear aspect, radiator, power points.

Bedroom 6

Window to front aspect, power points, radiator.

Garden

Patio area leading to lawn, pathway to rear, garden shed.

Disclaimer

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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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

Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Anti-Money Laundering Regulations: 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.

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.



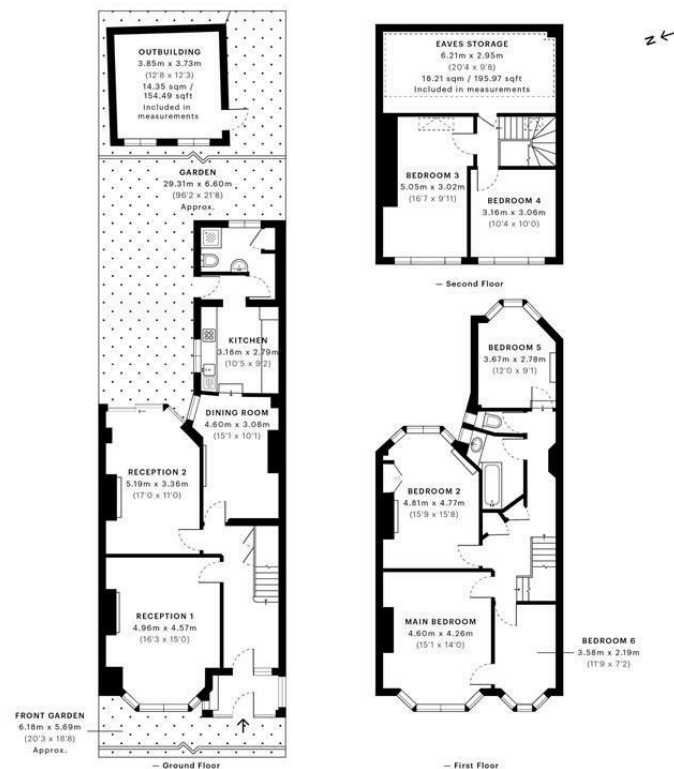


Caversham Avenue, N13

CAPTURE DATE: 17/05/2022 LASER SCAN POINTS: 217,682,696

GROSS INTERNAL AREA

201.58 sqm / 2169.79 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
201.58 sqm / 2169.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
163.59 sqm / 1760.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
11.39 sqm / 122.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 192.27 sqm / 2069.59 sqft
AREA 30 RESIDENTIAL: 183.08 sqm / 1970.44 sqft

spec id: 627a3d455d27ac0e48da0352

EPC Rating E

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

