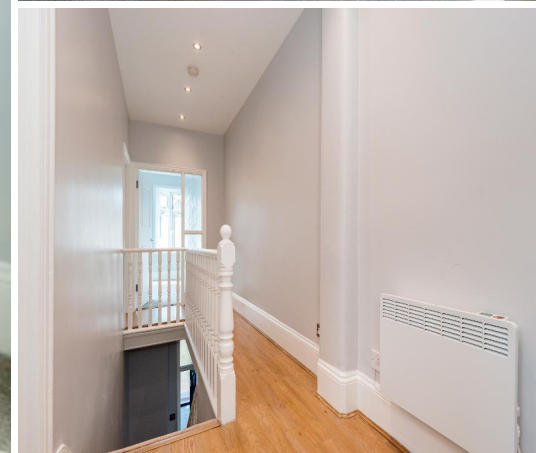
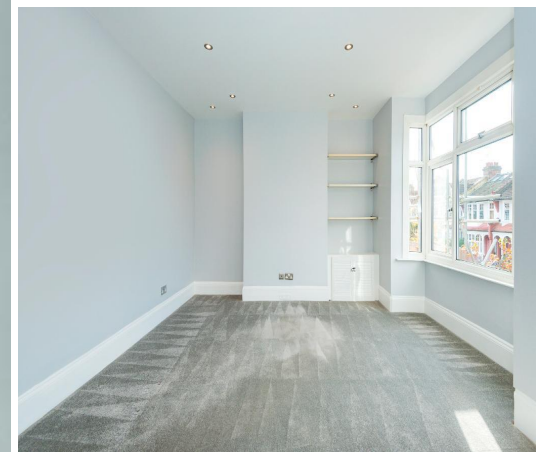




New River Crescent, N13 5RJ

£1,395 per month | 1 Bedroom Flat





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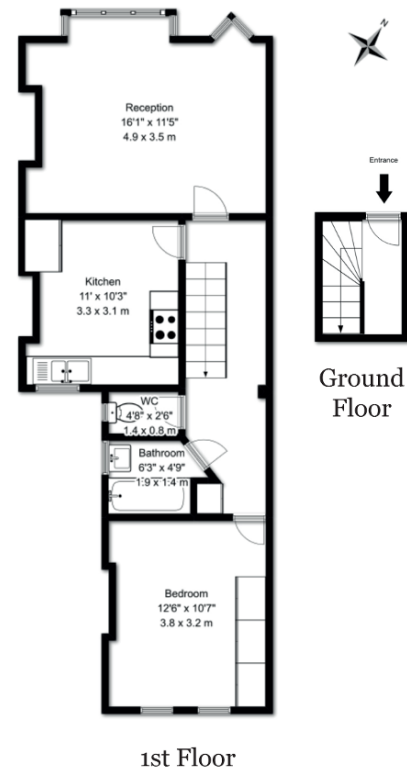
A refurbished one bedroom flat located on the 1st floor of this well maintained terraced building. On entry there is a lobby area , that leads up to a spacious lounge with ample space to dine, kitchen/dining room with Bosch appliances to include a tumble dryer and low voltage LED lighting throughout.

Modern bathroom with fitted storage, bedroom with wall-to wall fitted wardrobes and attractive views of the New River.

New River Crescent is just a short walk to the wide range of local shops, cafes and restaurants of Palmers Green. The area is well served by public transport with an extensive network of local bus routes and Palmers Green Rail Station is offering easy access to the City (Moorgate 30 minutes).

The open spaces of Broomfield Park with its numerous leisure facilities that include 2 lakes and tennis courts is also close to hand.

Approx. Gross Floor Area: 54.6 sq. meters • 588 sq. feet



For illustrative purposes only. Not to scale.



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £50 per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

Should you wish to terminate your tenancy before the end of the fixed term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Residential will draw up a tenancy agreement for signature by all parties.

An administration fee of £25 will be charged for each letter sent by Ashmore Residential regarding late or non-payment of rent or administration charges.

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Tenant/Occupant change Fee £50 per person

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