



## MAPLE LEAF COURT, BROOMFIELD LANE, 2 BED APARTMENT

£1,900

A well presented two double bedroom, two bathroom apartment set on the Third floor of a modern purpose build development, located minutes from Palmers Green station (to Moorgate) and bus links to Wood Green. The property boasts an impressive reception room leading to a private balcony, open plan fitted kitchen, two double bedrooms, an attractive tiled bathroom and an en-suite bathroom.

With its convenient location, you will find yourself within easy reach of local amenities, parks, and transport links, ensuring that you can enjoy all that Palmers Green has to offer.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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