



8 MAPLE LEAF COURT BROOMFIELD LANE LONDON, N13 4AF

£1,750 PCM

A well presented one bedroom apartment set on the second 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, double bedroom, an attractive tiled 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.

Available 10th May 2025 on a unfurnished basis.

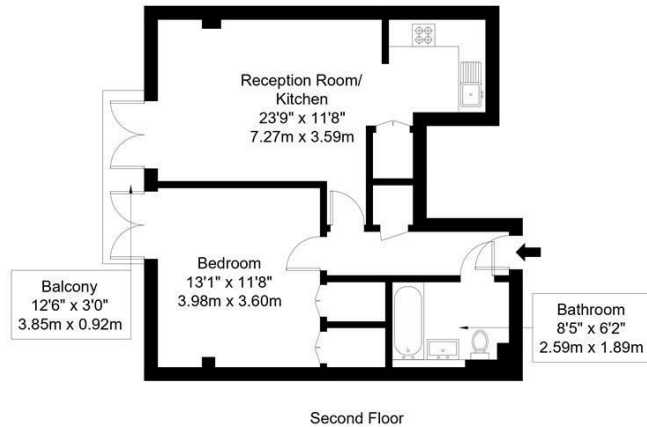
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Broomfield Lane, N13 4AF

Approx Gross Internal Area = 53.42 sq m / 575 sq ft

Balcony = 3.54 sq m / 38sq ft

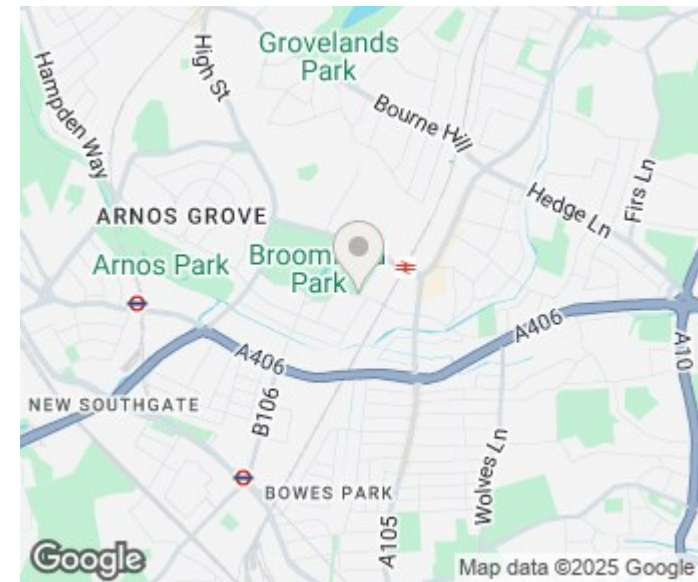
Total = 56.96 sq m / 613 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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