

Green Lanes, N13 5UP

Guide Price £335,000



A spacious and well-presented two bedroom, two bathroom first floor apartment (with lift) measuring 835 sq ft (77.6 sq m), offered with a long lease, private balcony, and underground parking space.

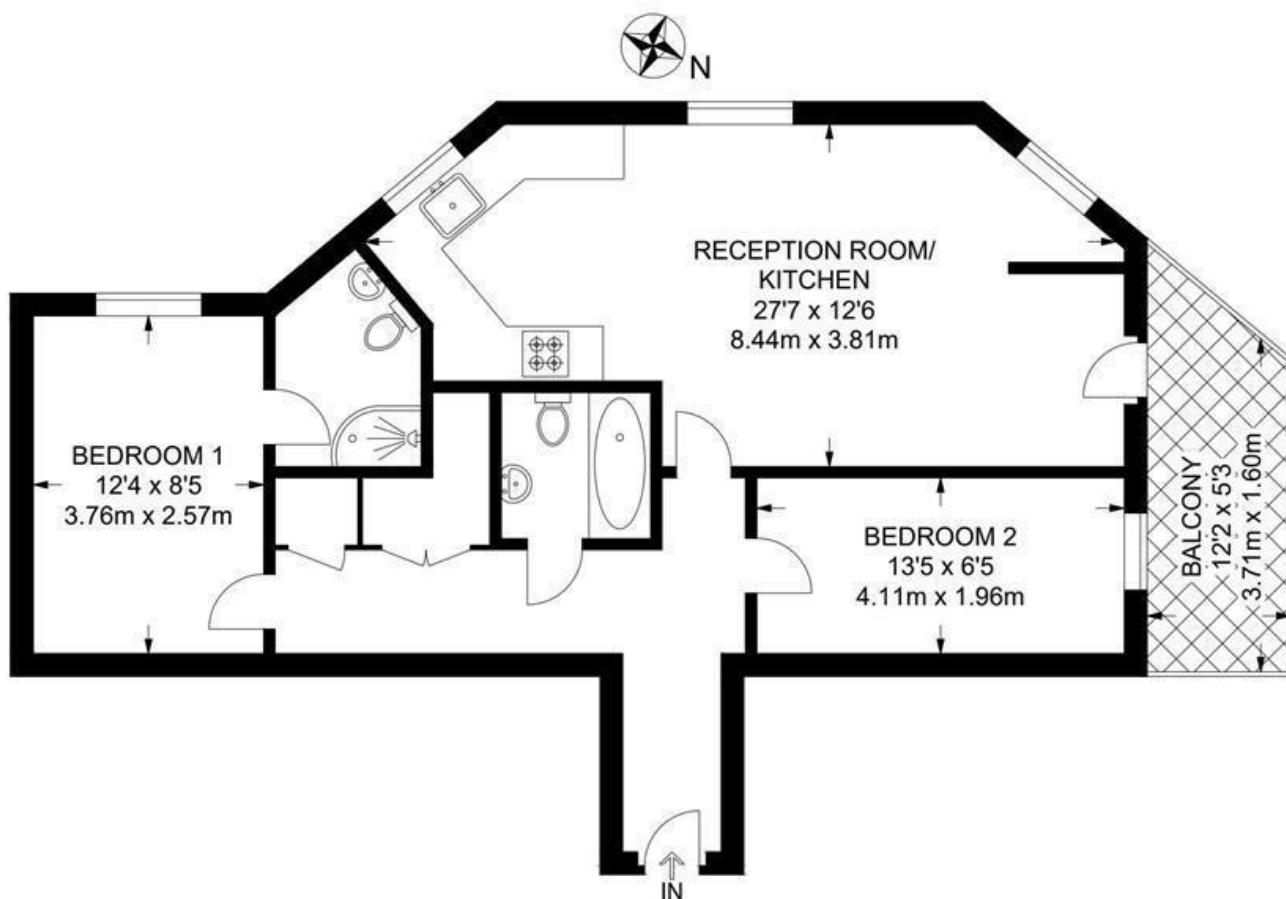
Located on Green Lanes in the heart of Palmers Green, the property is surrounded by a wealth of cafes, Turkish restaurants, shops, and amenities, with Palmers Green Rail Station a short walk away for easy access into central London.

A great opportunity for families, professionals, and investors in one of North London's most well-connected locations.

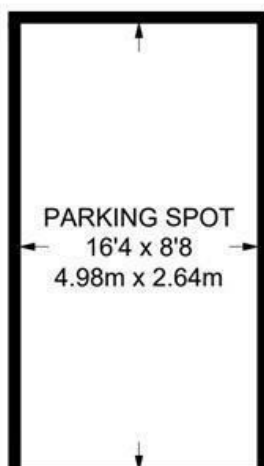
Offered with 109 years remaining on the lease, a service charge of £3,200 per annum, and ground rent of £250 per annum.

Disclaimer - Some images have been virtually staged to showcase the property's potential.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



FIRST FLOOR
693 SQ FT / 64.4 SQ M



GROUND FLOOR
142 SQ FT / 13.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
835 SQ FT / 77.6 SQ M

Cavendish Rowe
W2 Specialists

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	