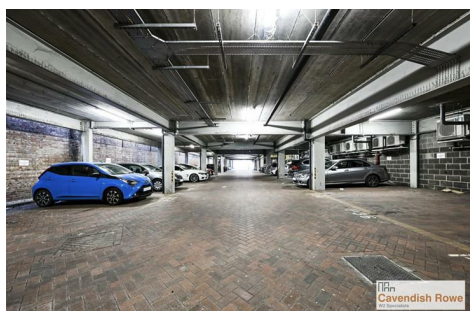


## Green Lanes, N13 5UP

Asking Price £325,000



A large, chain-free two bedroom apartment on the first floor measuring 835 sq ft (77 sq m), with underground parking, a private balcony and lift access, moments from Palmers Green Rail Station.

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.

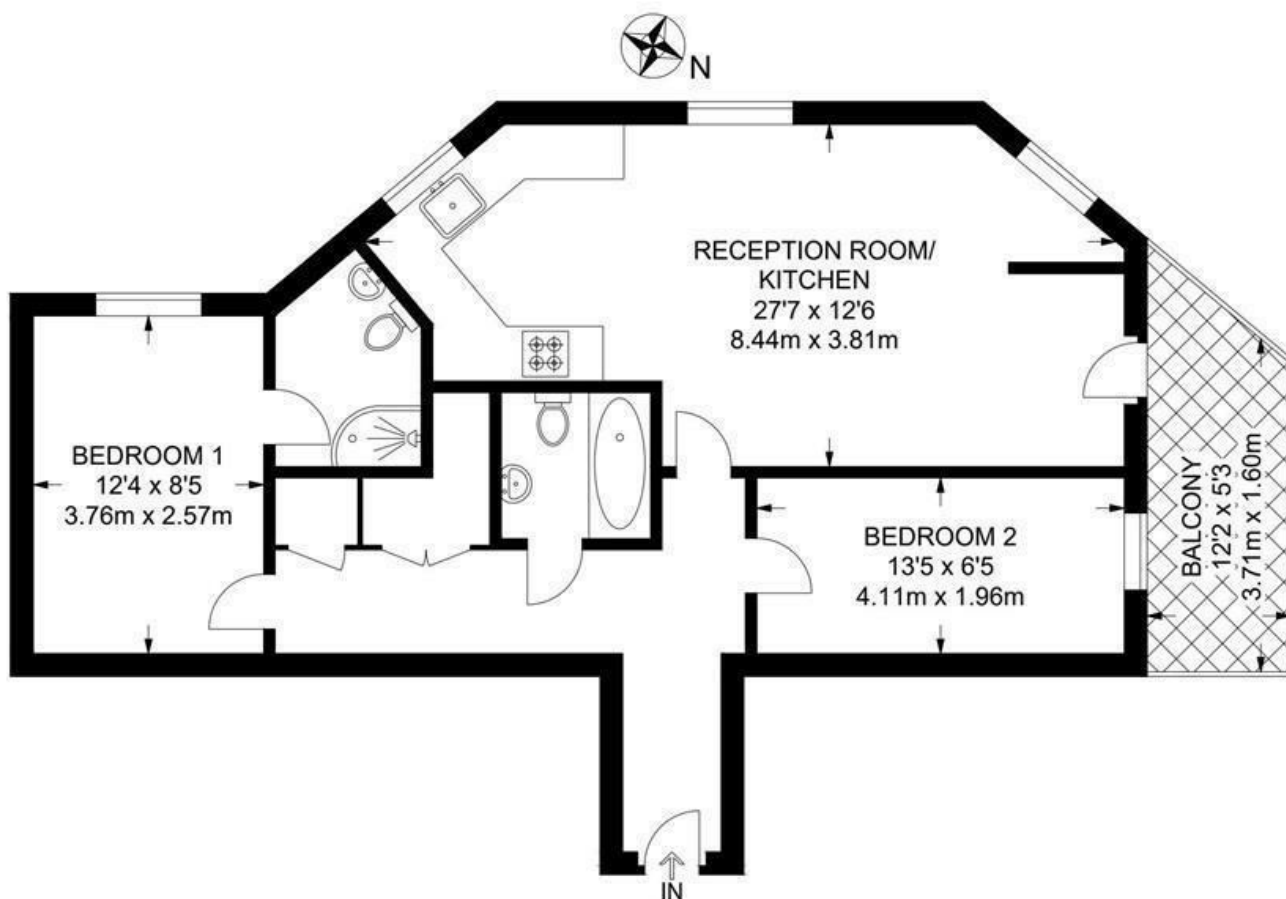
Palmers Green Rail Station offers direct services into Moorgate, calling at Finsbury Park, Highbury and Islington and Old Street. Finsbury Park provides onward connections to the Piccadilly and Victoria lines, placing the West End and King's Cross within easy reach.

The building is professionally managed, with building insurance, lift servicing and communal upkeep all arranged on residents' behalf.

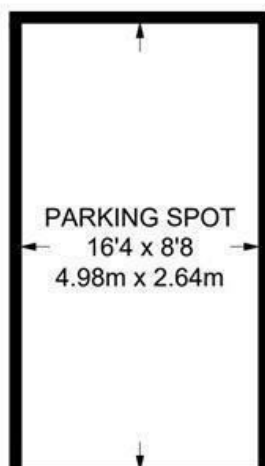
A great opportunity for families, professionals, and investors in one of North London's most well-connected locations.

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 |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 83                      | 86        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |