

Green Lanes, N13 5UP

£350,000

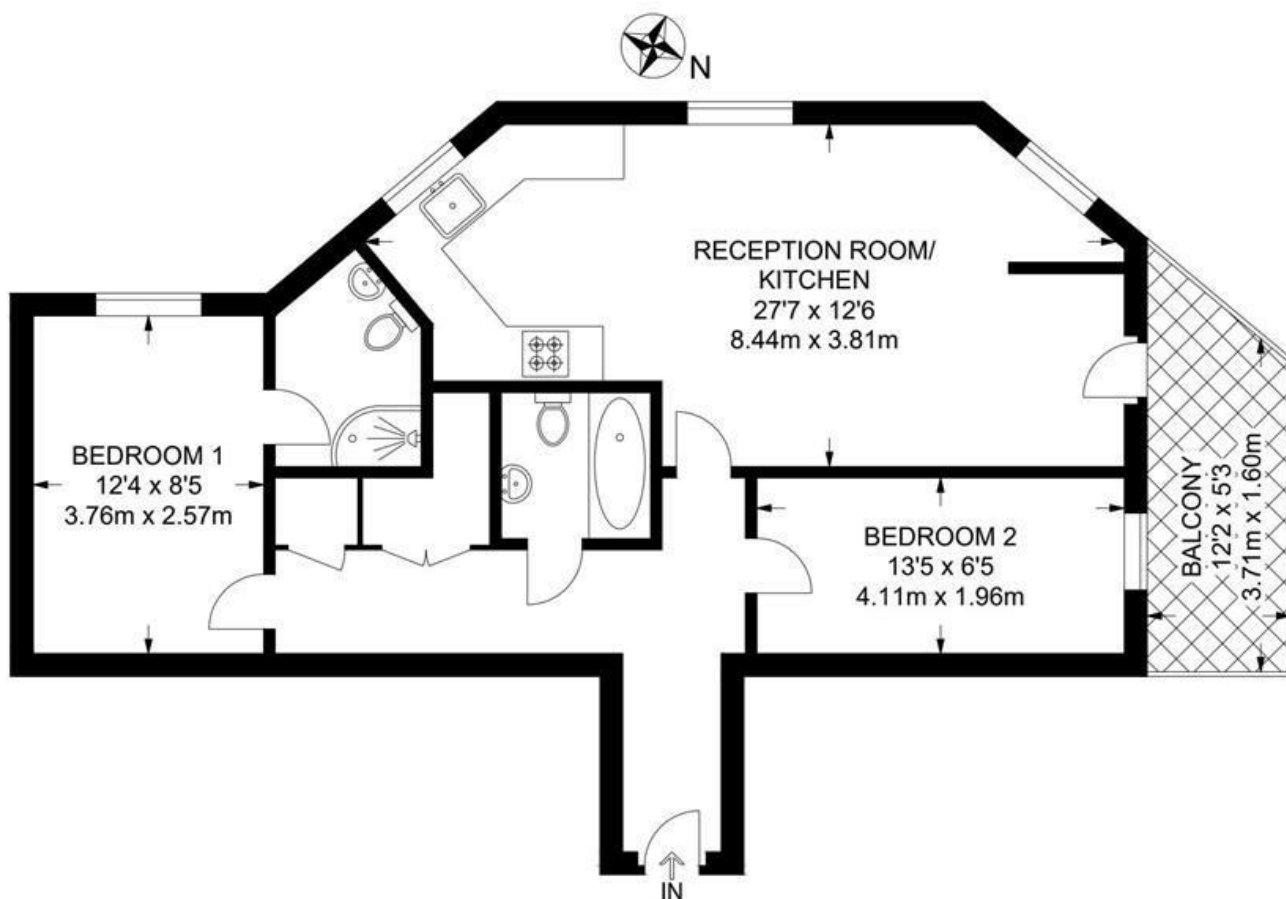


A spacious and well-presented two bedroom, two bathroom first floor apartment (with lift) measuring 835 sq ft (77.6 sq m), offered with a long lease, private balcony, and underground parking space.

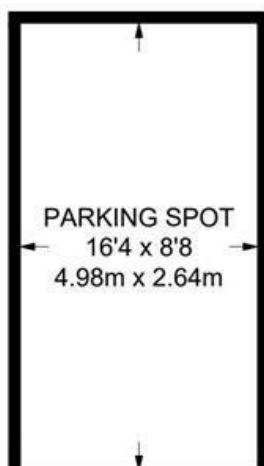
Located on Green Lanes in the heart of Palmers Green, the property is surrounded by a wealth of cafes, Turkish restaurants, shops, and amenities, with Palmers Green Rail Station a short walk away for easy access into central London.

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.



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	