

Palmerston Crescent, N13

Offers Over £390,000

Havilands

the advantage of experience



- ****Guide Price: £400,000 - £425,000****
- Large, Ground Floor, One Bedroom Period Conversion with Communal Garden
- Beautifully Presented with Period Features including High Ceilings, Fireplaces and Bay Windows
- Long Lease 936 Years Remaining
- Potential for Off Street Parking to the Front Subject to Permission being Granted
- In Easy Reach of Palmers Green National Rail (Moorgate approx. 25 mins)
- Close to Amenities, Shops and Cafes along Green Lanes and Green Spaces including Broomfield Park.

For more images of this property please visit havilands.co.uk



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Havilands are delighted to present this larger than average GROUND FLOOR, ONE BEDROOM PERIOD CONVERSION on Palmerston Crescent, N13. Bright and airy throughout and offering 703 sq ft of living space the property is comprised of large double bedroom, kitchen, dining room, reception room with direct access to communal garden, and family bathroom. Beautifully presented throughout, the property benefits from period features including high ceilings, fireplaces and bay windows. The property also benefits from having a long lease. Plus there is potential for off street parking to the front subject to permission being granted. Ideally located within easy reach of Palmers Green National Rail (Moorgate approx. 25 mins) and bus routes along Green Lanes as well as ease of access to the A406. The property is just a short stroll to an abundance of amenities, shops and cafes along Green Lanes and green spaces including Broomfield Park.

Convenient for sought after local schools including Tottenham Infant School and St Anne's RC Secondary school for girls (Outstanding). Viewing highly recommended.

Tenure: Leasehold

Lease Remaining: 936 Years

Local Authority: Enfield

Council Tax Band: C (2025/26 £1,923.57)

Service Charge: N/A

Ground Rent: Peppercorn

EPC: Currently 55D Potentially 76C

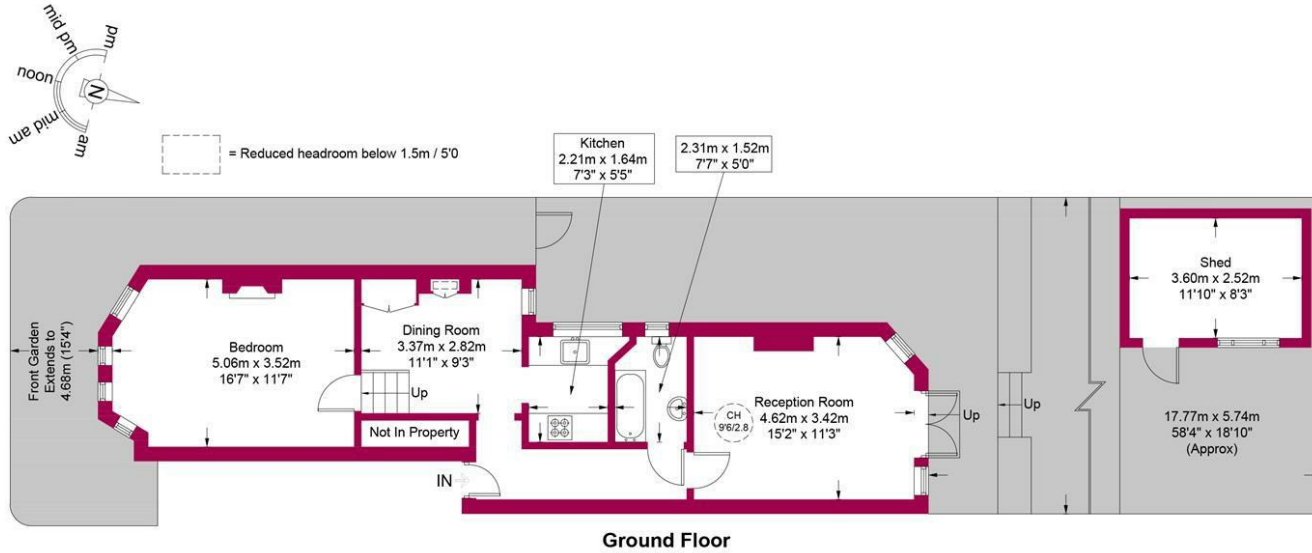
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Approximate Gross Internal Area = 703 sq ft / 65.3 sq m

Restricted Height = 1 sq ft / 0.1 sq m

Shed = 97 sq ft / 9.0 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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