



Grovelands Road, Palmers Green, London, N13
Chain Free £535,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Grovelands Road, Palmers Green, London, N13

CHAIN FREE two bedroom converted flat with SHARE OF FREEHOLD occupying the entire ground floor of this Edwardian semi detached property. The property offers an impressive 1055sq ft of bright and airy living space including a spacious reception, fitted kitchen, conservatory, Two bath/shower rooms, cellar, original terrazzo hallway floor, off street parking space and own private rear garden.

Grovelands Road is a most desirable residential turning located between Fox Lane and Aldermans Hill which forms part of the Lakes conservation area. Green Lanes and Aldermans Hill provide a wealth of shops, restaurants, bus routes and mainline station into Moorgate. There are also several Green spaces nearby including Broomfield and Grovelands parks.

Enfield Council Tax Band D

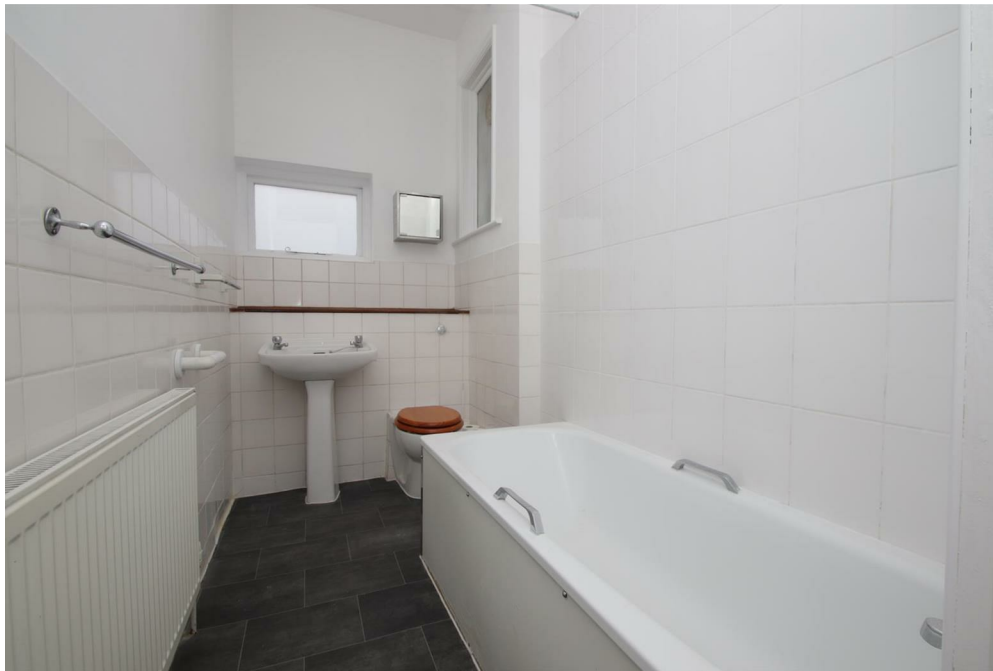
Remaining lease - 999 years (to be extended during sale)

Ground rent n/a

Service charges n/a

- Two bedrooms
- Edwardian ground floor flat
- Living room
- Fitted kitchen
- Two bath/shower rooms
- Off street parking
- Sole use of rear garden
- Lakes Estate Conservation Area



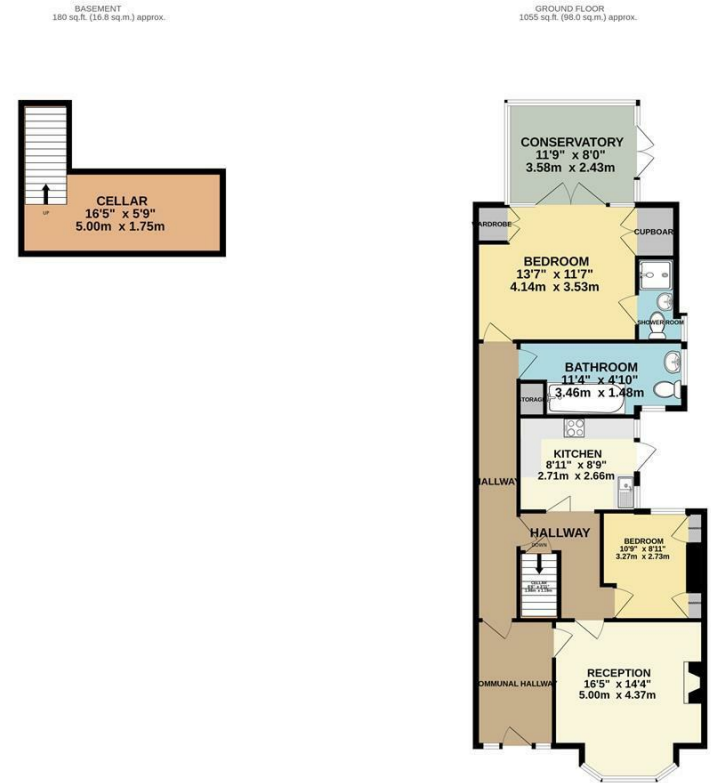


Grovelands Road Palmers Green London N13 4RH

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 1055.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(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	



TOTAL FLOOR AREA: 1235 sq ft. (114.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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