



Hamilton Crescent, Palmers Green, London, N13
£699,995 Freehold

Anthony Webb
ESTATE AGENTS

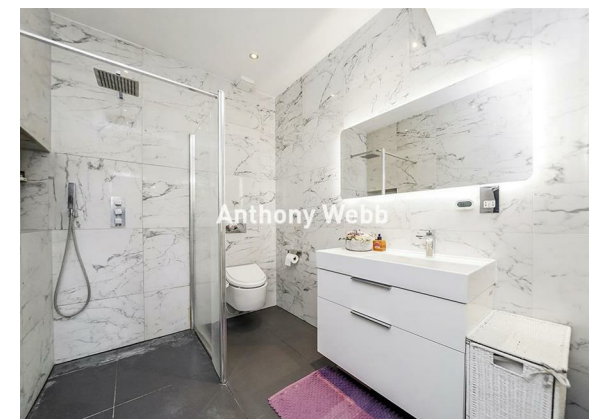
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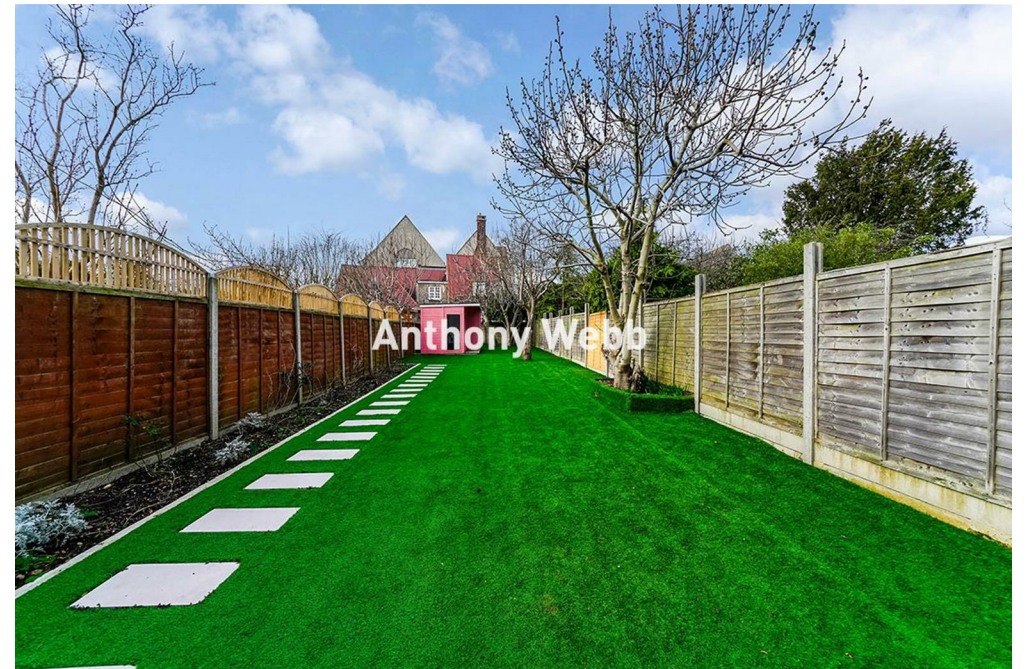
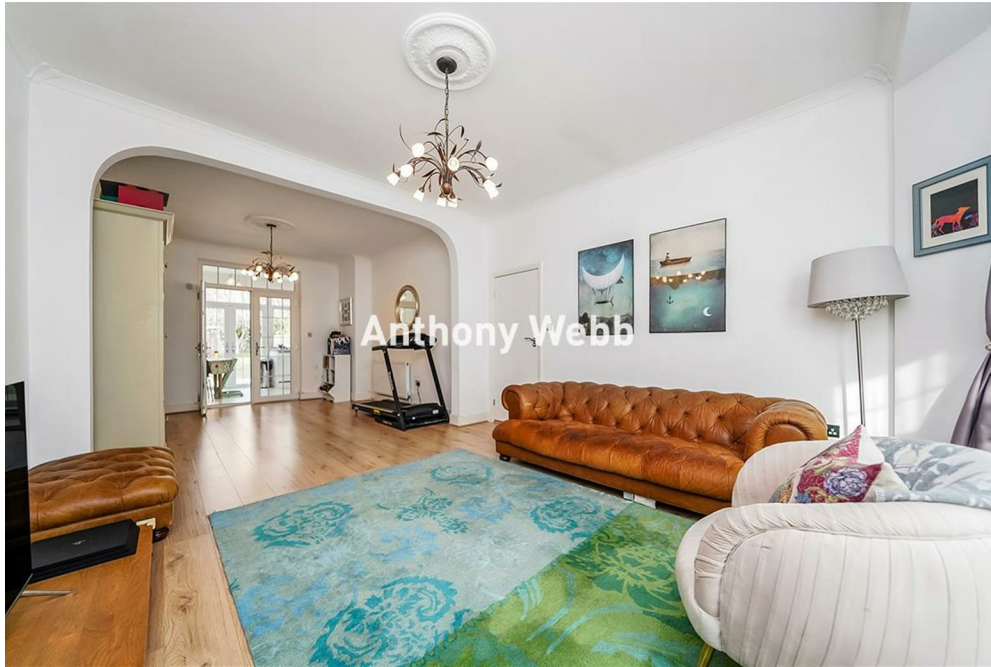
Stunning terrace house offering a perfect blend of period charm and modern convenience. Spanning an impressive 1,165 square feet, the property boasts three bedrooms, and a double reception room and an extended kitchen making it an ideal family home.

Hamilton Crescent is located off Hazelwood Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood Primary School, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Front driveway and path to front door • Hallway with tiled floor • Spacious double reception • Open plan extended kitchen/dining space with doors to garden • Modern fitted kitchen with granite work surfaces • Ground floor bathroom with walk in shower • First-floor landing with access to loft space which offers the potential to extend into (STP) • Beautiful bathroom with bath • Two double bedrooms • Single third bedroom • Wood/tiled floors on ground floor • Gas central heating • Double glazed

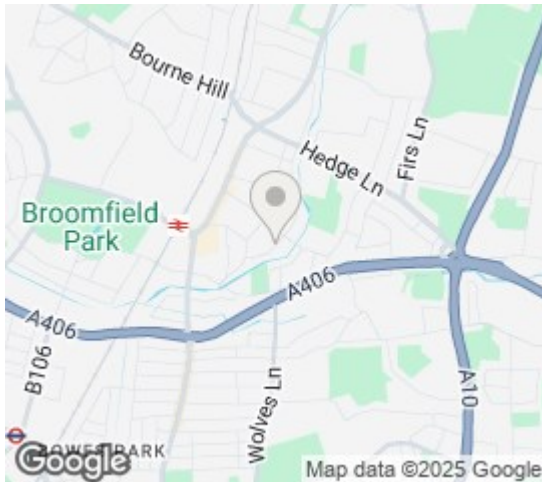
Council Tax Band E





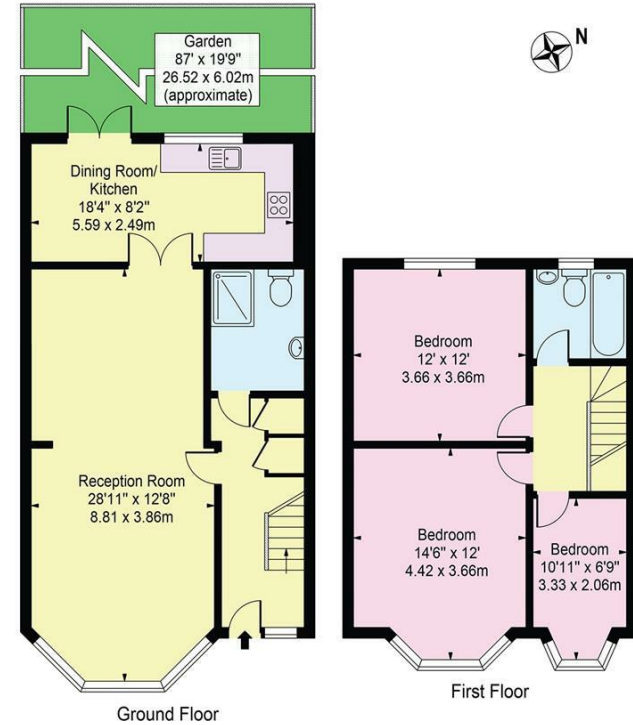
Hamilton Crescent Palmers Green London N13 5LN

Tenure: Freehold
Gross Internal Area: 1165.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		63	
(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	

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Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M



For Illustration Purposes Only - Not To Scale

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