



Millicent Grove, Palmers Green, London, N13
£300,000 Leasehold

Anthony Webb
ESTATE AGENTS

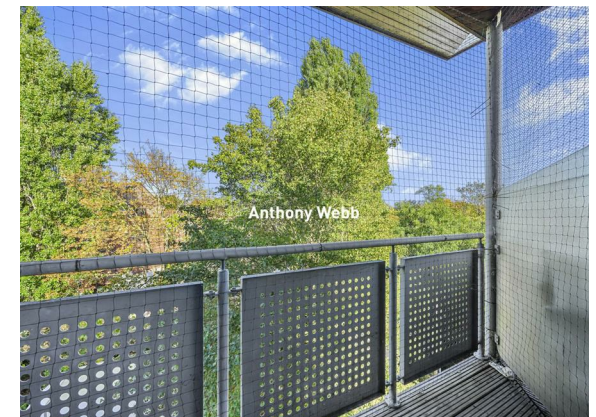
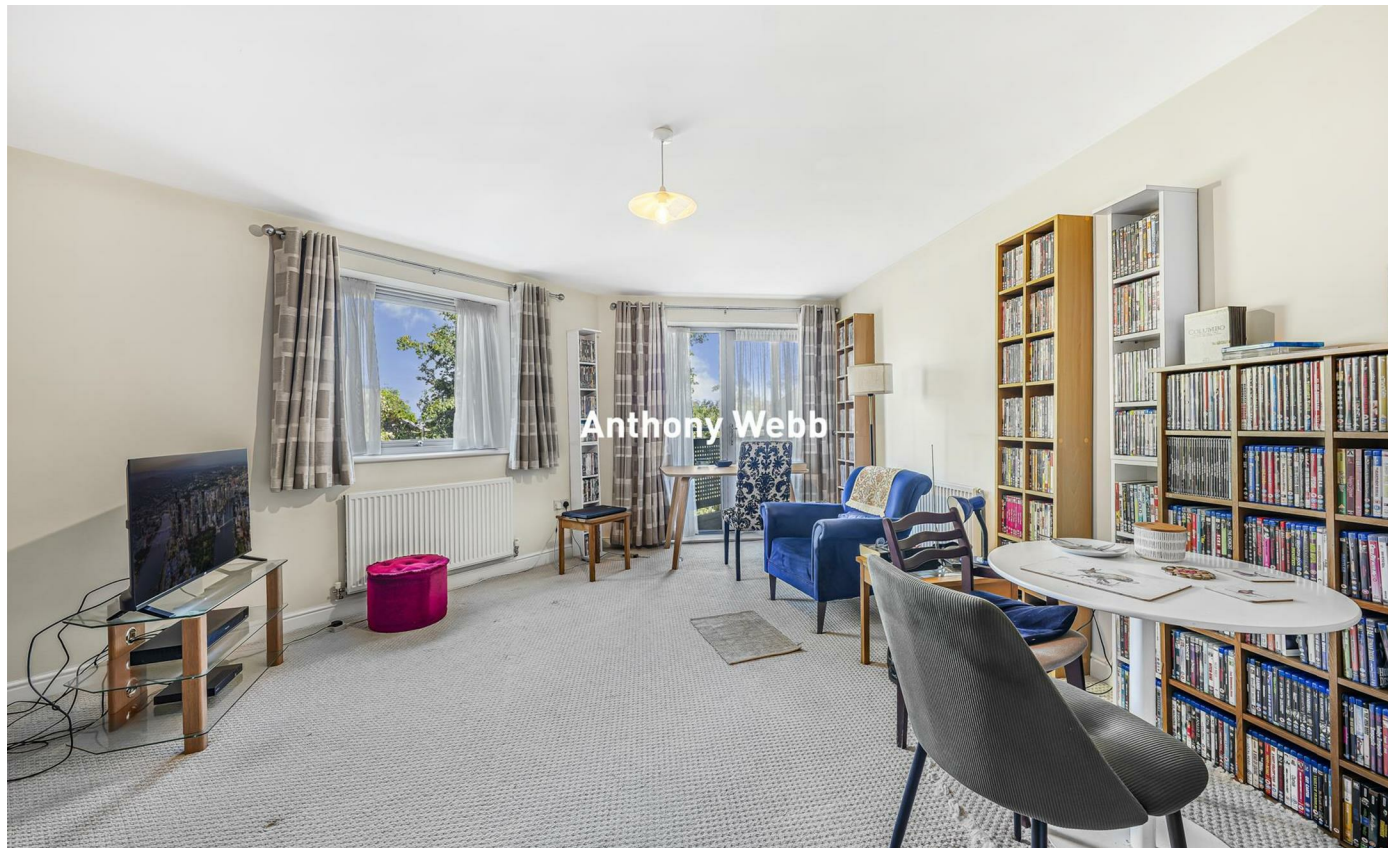
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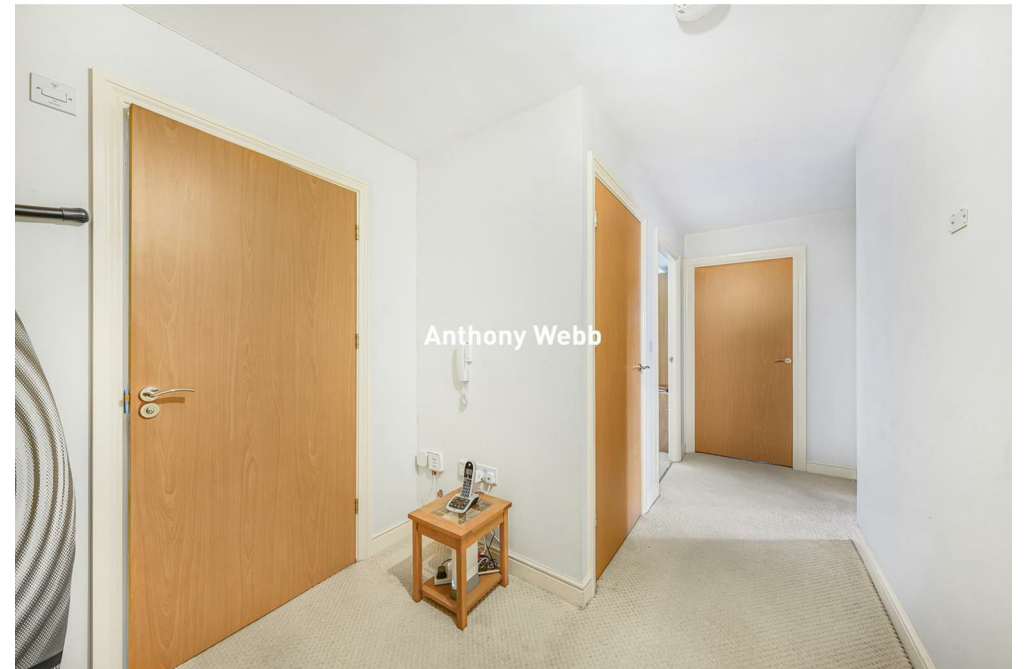
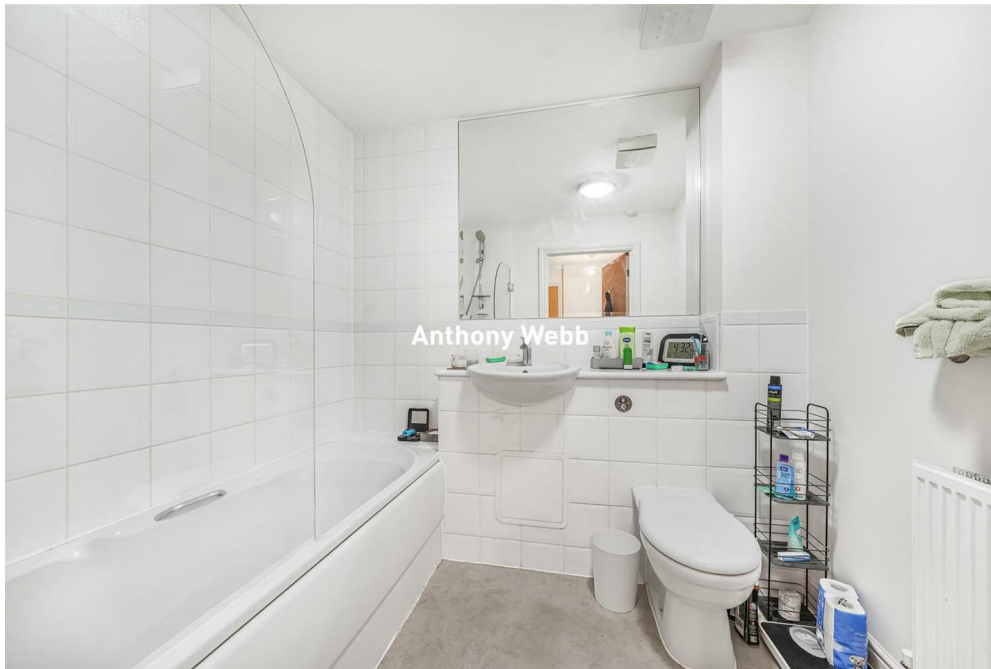
A well presented third floor, two bedroom, purpose built flat offering plenty of light and space. Located in this 2009 built development conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station (with direct trains to Moorgate). Situated near various road routes inc the A406 and A10 to Wood Green and central London, as well as easy access to the M25, M1 and M11.

Secure communal entrance via an entry phone system • Open plan living room/kitchen with doors to balcony • Fitted kitchen • Main double bedroom with en-suite shower room • Good size single bedroom • Spacious main bathroom • Gas central heating • Double glazing • Communal gardens • Communal parking facilities.

The property has a remaining lease of 107 years.
Service charges-£1,800 p.a
Ground rent-£250 p.a
Enfield Council Tax band D

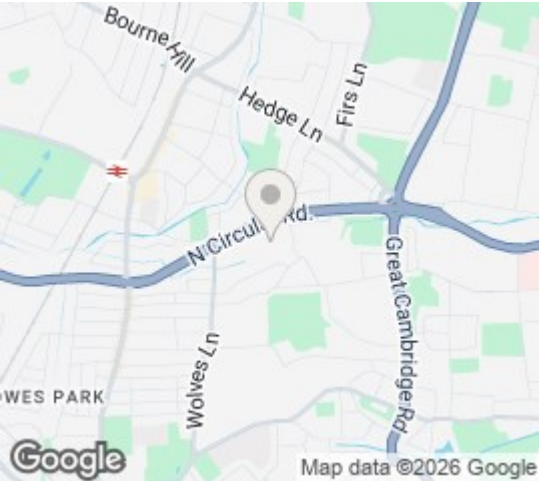
- Two bedrooms
- Third floor flat
- Modern development
- Spacious living room
- Modern kitchen/bathroom
- Well kept communal gardens
- Allocated gated parking
- Gas central heating
- Double glazing



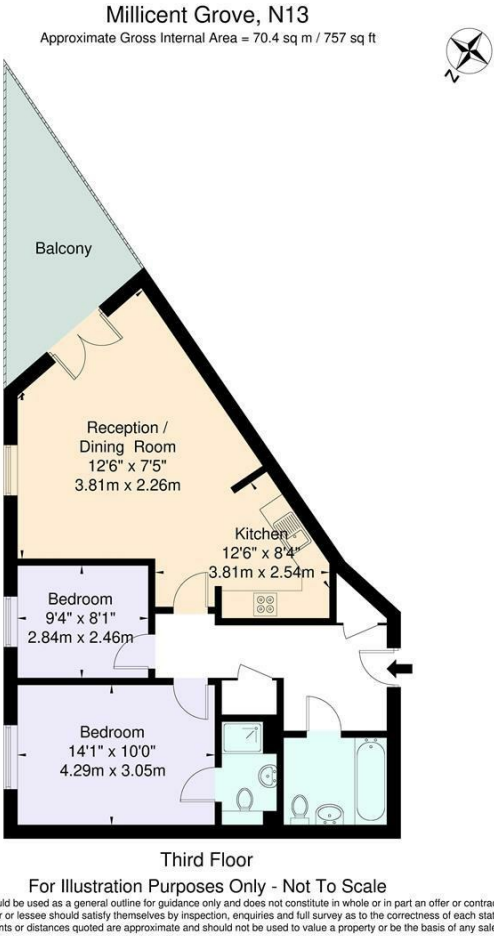


Millicent Grove
Palmers Green
London
N13 6HQ

Tenure: Leasehold
Gross Internal Area: 757.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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