



**Shapland Way, Palmers Green, London, N13**  
**Chain Free £250,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Shapland Way, Palmers Green, London, N13

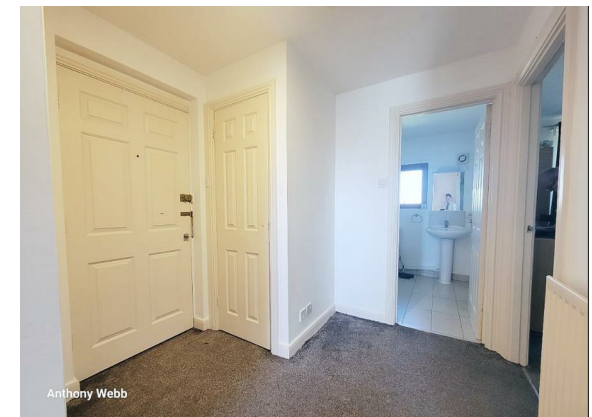
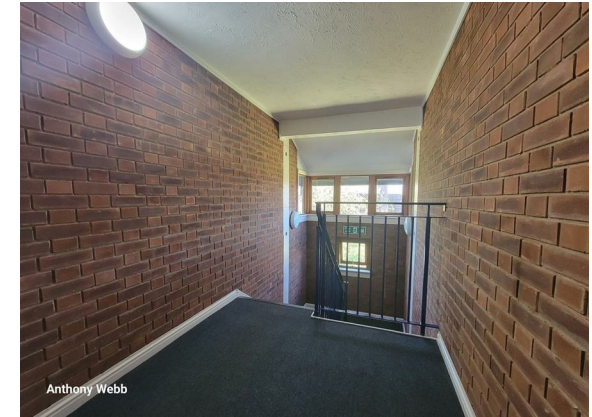
A modern one double bedroom apartment located on the second floor of this purpose built block situated in the heart of Palmers Green.

Shapland Way is a popular development built in the late 1990s and is situated off Broomfield Lane a few minutes walk to Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate.

Secure communal entrance with entry phone system • Stairs to second floor • Hallway with two storage cupboards • Spacious living room • Fitted modern kitchen with serving hatch to living room • Modern bathroom • good size double bedroom • Gas central heating • Double glazing • Allocated parking space.

Remaining Lease-155 years  
Ground rent £0  
Service charges £2,176.82 p.a  
Enfield Council Tax Band D

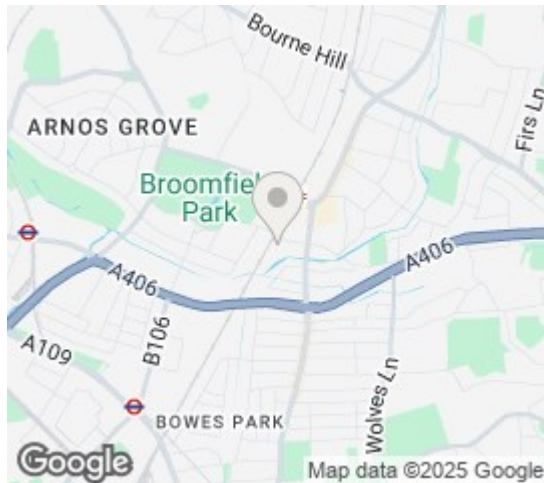
- One double bedroom
- Second floor apartment
- Living room
- Modern kitchen
- Modern bathroom
- Gas central heating/double glazing
- Secure communal entrance
- Allocated parking space





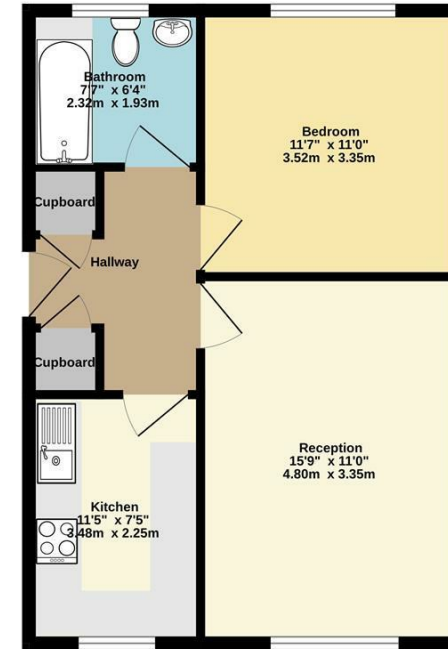
# Shapland Way Palmers Green London N13 4EZ

Tenure: Leasehold  
Gross Internal Area: 517.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Second floor  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
Made with Metropix C2025

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