



**Eaton Park Court, Eaton Park Road, Palmers Green, London, N13**  
**Chain Free £329,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Eaton Park Court, Eaton Park Road, Palmers Green, London, N13

A chain free two double bedroom flat situated on the ground floor of this late 1980s built block consisting of only four flats. The flat also comes with a garage en-block via a secure gate.

Eaton Park Road is a popular residential turning that runs between Green Lanes and Avondale Road and is fantastically placed for both Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline stations into Moorgate.

Secure communal entrance with entry phone system • Clean and tidy communal areas • Hallway with storage cupboard • Living room • Fitted kitchen • Wet room • Two good size bedrooms • Double glazing • Gas central heating • Communal gardens to front • Garage with power and light via secure gate.

Enfield Council Tax Band C  
Remaining lease-965 years  
Service charges-£840 per annum (current figures)  
Ground rent-£N/A

- Two bedrooms
- Ground floor flat
- Living room
- Separate kitchen
- Wet room
- Double glazing/gas central heating
- Communal gardens
- Garage via secure gate





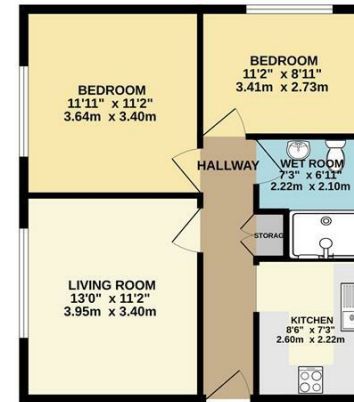
Eaton Park Court, Eaton Park Road  
 Palmers Green  
 London  
 N13 4EJ

Tenure: Leasehold  
 Gross Internal Area: 570.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
 570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 670sq ft. (63.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.  
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