



Lightcliffe Road, Palmers Green, London, N13  
Offers In Excess Of £375,000 Share of Freehold

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

Stunning one bedroom converted maisonette occupying the entire first floor of this Edwardian end of terrace building in the heart of Palmers Green. Benefits include a spacious living room, modern kitchen/bathroom, own front door and private section of rear garden.

Lightcliffe Road is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park.

Share of freehold • New 999 Year lease • Council tax band C • No ground rent/service charges • Own front door • Hallway with original tessellated tiled floor and stairs to first floor • First floor landing • Loft space with potential to convert • Living room with bay window • Modern fitted kitchen with solid wood work surfaces • Modern bathroom • Good size double bedroom with fitted wardrobes • Gas central heating • Own section of well maintained rear garden measuring 46ft x 21ft accessed via a side path • Timber garden shed with power and water tap.

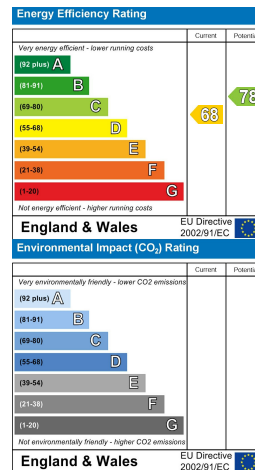
- One double bedroom
- Edwardian maisonette
- Spacious living room
- Modern fitted kitchen
- Modern bathroom
- Loft space
- Own front door
- Own section of rear garden





# Lightcliffe Road Palmers Green London N13 5HD

Tenure: Share of Freehold  
Gross Internal Area: 614.00 sq ft



GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA: 614sq.ft. (57.0 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.  
Made with floorplan ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS