

TO LET

- Two double bedrooms
- Ground floor maisonette
- Living room
- Modern kitchen/diner
- Bathroom
- Double glazing/gas central heating
- Own front door
- Private rear garden



Hedge Lane, Palmers Green, London, N13  
Offers In Excess Of £825,000

**Anthony Webb**  
ESTATE AGENTS

# Hedge Lane, Palmers Green, London, N13

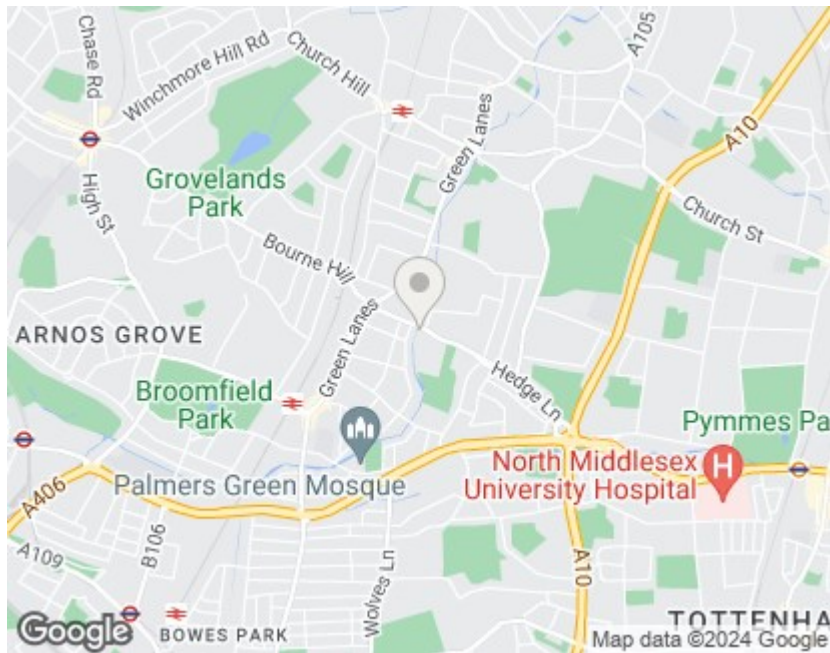
A rare INVESTMENT opportunity to purchase two CHAIN FREE self contained converted maisonettes in the same 1930s property. This arrangement could suit family members wishing to combine the benefits of living in close proximity and maintaining separate households. Alternatively the property could be converted back to a large family home or rented out as an investment as they currently are. The two flats combined currently rent for £40,800 per annum

The property is ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route.

The well presented ground floor two bedroom flat consists of its own entrance, a spacious living room opening to a fitted kitchen with doors to garden, a bathroom, a large bedroom to front with bay window, second bedroom with en-suite dressing area/study and own private rear garden.

The first floor three bedroom flat consists of its own entrance, generous living/kitchen space, two double bedrooms, a single bedroom, a modern bathroom, loft space with potential to convert, parking space and garage.

Enfield council tax band C-Ground flat  
Enfield council tax band D-First floor flat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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