



Hamilton Crescent, Palmers Green, London, N13  
£775,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Hamilton Crescent, Palmers Green, London, N13

Well presented three/four bedroom family home offering in excess of 1600sq ft over three floors with two receptions, three bath/shower rooms, permission for a rear extension (ref:22/00384/HOU) off street parking, views over the New River and garden to rear.

Hamilton Crescent 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. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Porch to hallway • Hallway with utility cupboard • Front living room with wood floor and bespoke shutters to bay window • Rear family room opening to fitted kitchen with doors to garden • Landing with stairs to second floor • Two good size double bedrooms, one with an en-suite bathroom • a single bedroom/study • Family shower room • The converted loft space offers a further spacious double bedroom with an en-suite shower room and fantastic views over the New River and the London skyline • Double Glazing • Gas central heating • Off street parking to front for two vehicles • Rear garden measuring 60ft x 20ft approx.

- Three/four bedrooms
- Terrace family home
- Two receptions
- Fitted kitchen
- Three bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden



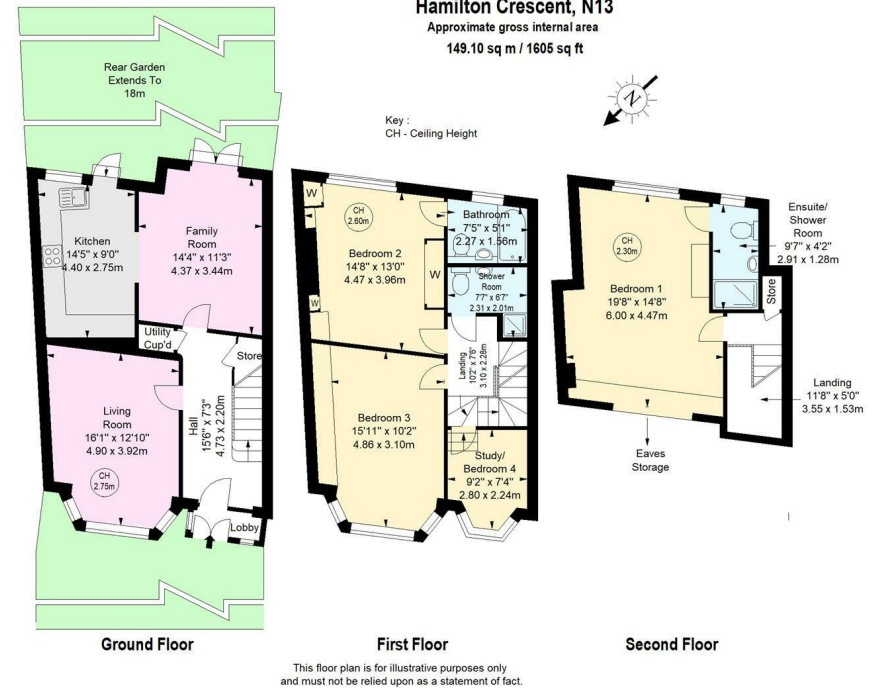


# Hamilton Crescent Palmers Green London N13 5LW

Tenure: Freehold  
Gross Internal Area: 1605.00 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	



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