



Meadowcroft Road, Palmers Green, London, N13
Guide Price £525,000 Leasehold

Anthony Webb
ESTATE AGENTS

Meadowcroft Road, Palmers Green, London, N13

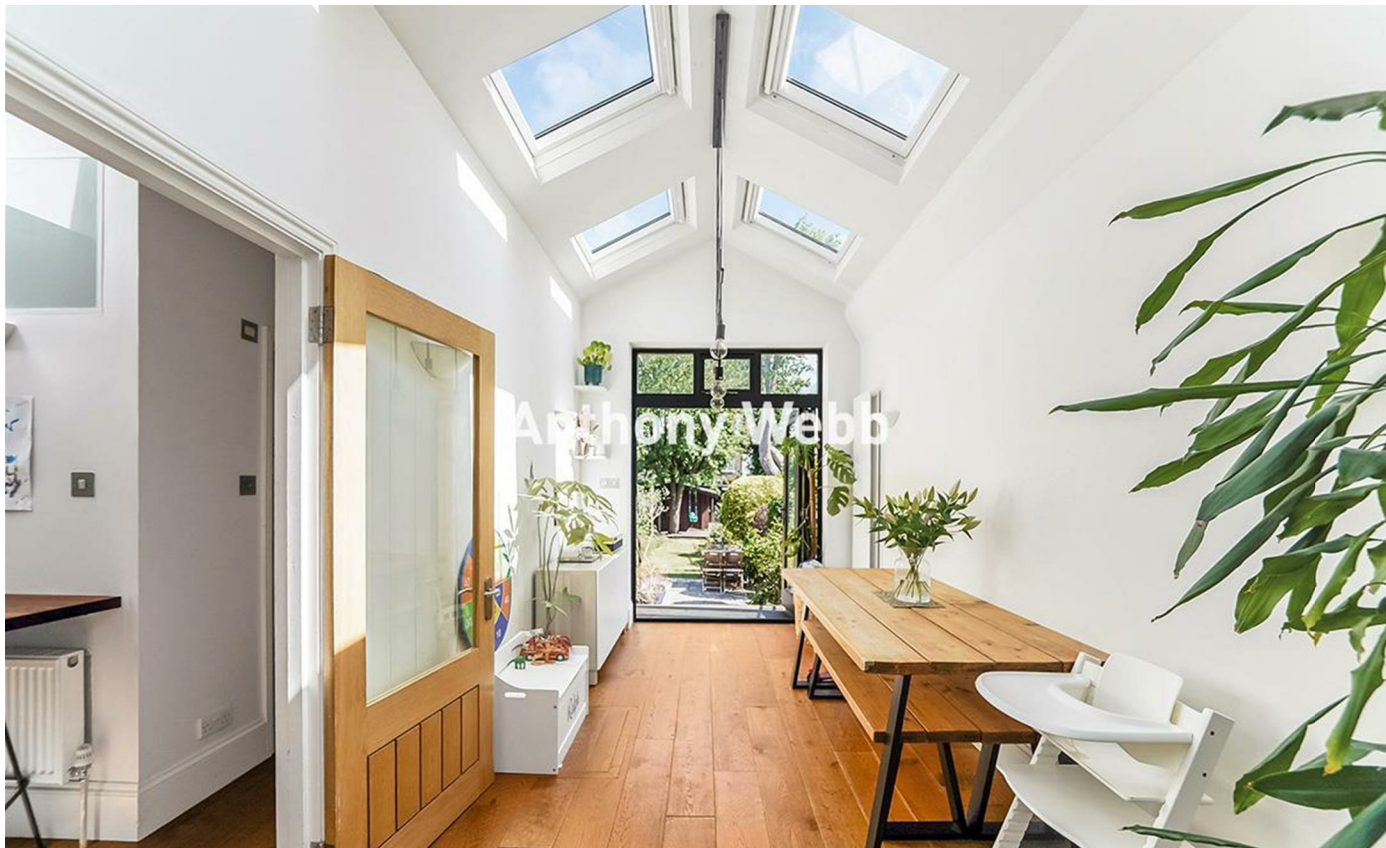
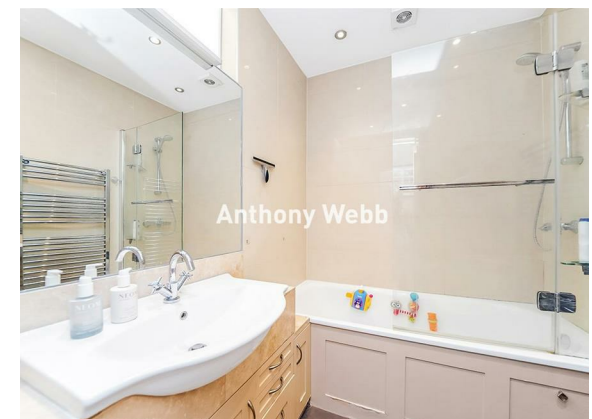
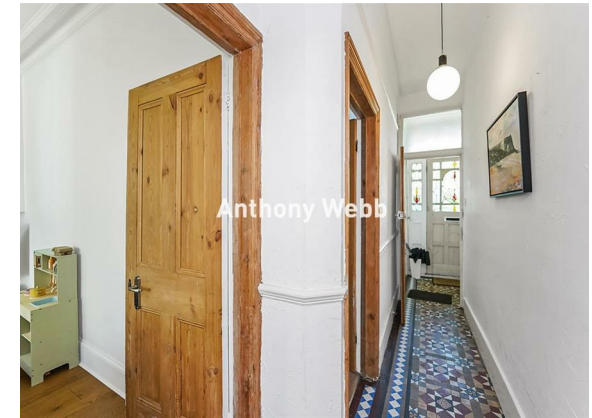
Guide price £525,000-£550,000. Beautifully presented two bedroom, double reception flat with private rear garden occupying the entire ground floor of this converted Edwardian property.

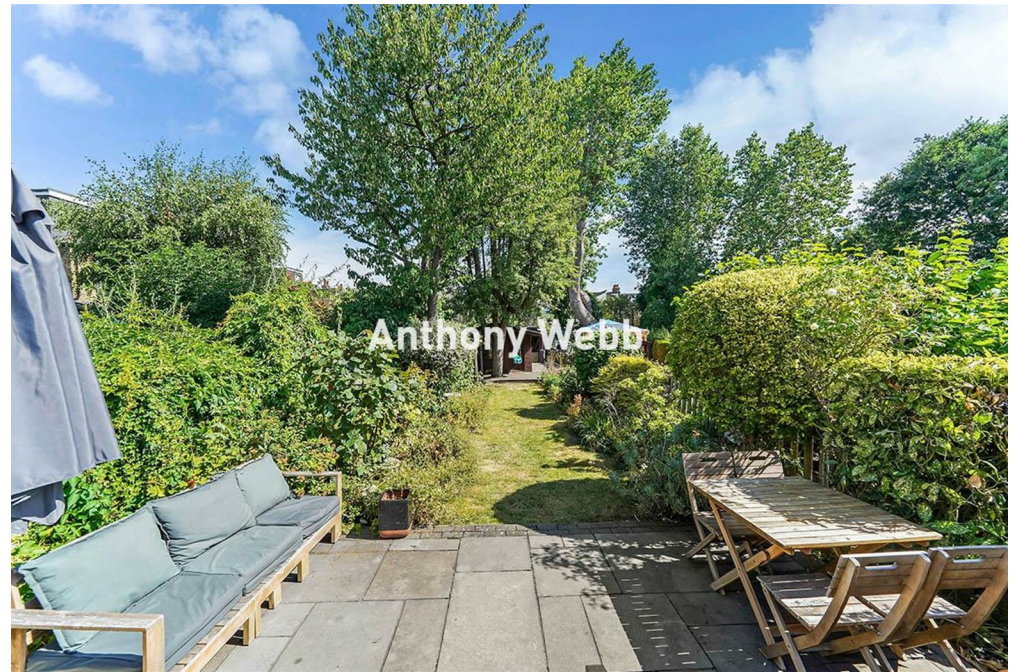
Meadowcroft road is a popular residential turning located off Green Lanes and benefits from a short walk to both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Moorgate. Southgate underground station (Piccadilly) and Grovelands Park are also a short ride via the W9 bus route.

Secure communal entrance • Hallway with original tessellated tiled floor • Two interconnecting receptions with feature fireplace, wood floor, skylights and folding doors to garden • Modern fitted Kitchen • Modern bathroom • Main bedroom with feature fireplace and round bay window • Second double bedroom with folding doors to garden • Gas central heating • Double glazing • Summer house/office • Private rear garden with paved patio, covered BBQ area, lawn and shrub borders.

Enfield Council Tax Band T.B.C
Remaining lease-98 years
Service charge £0
Ground rent-£T.B.C

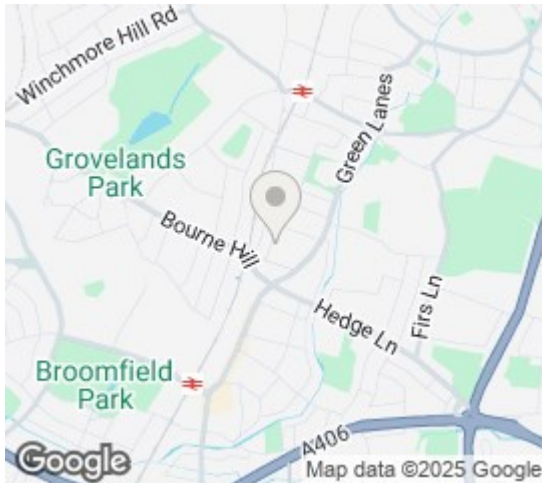
- Two bedrooms
- Edwardian ground floor garden flat
- Double reception
- Modern fitted kitchen
- Modern bathroom
- Double glazing/gas central heating
- Summer house/office
- Private rear garden





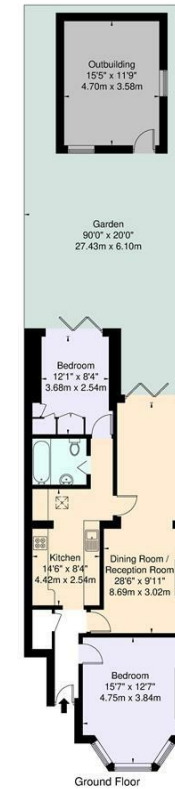
Meadowcroft Road Palmers Green London N13 4EA

Tenure: Leasehold
Gross Internal Area: 818.00 sq ft



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

Meadowcroft Road, N13 4EA
Approximate Gross Internal Area = 76 sq m / 818 sq ft
Outbuilding = 16.9 sq m / 181 sq ft
Total = 92.9 sq m / 999 sq ft



For Illustration Purposes Only - Not To Scale

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