



Grovelands Road, Palmers Green, London, N13
Asking Price £470,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

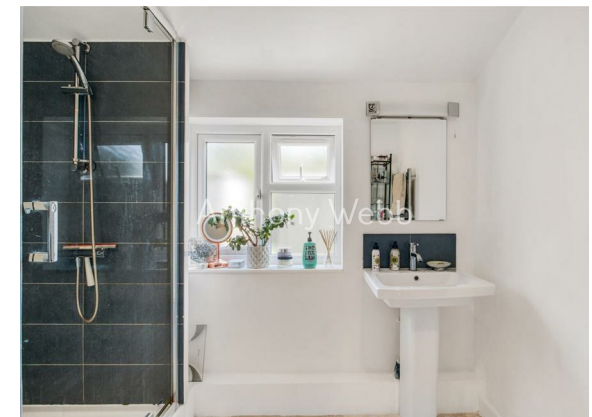
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CHAIN FREE one / two bedroom converted flat with SHARE OF FREEHOLD occupying the entire ground floor of this Edwardian semi detached property with fantastic potential to convert into a two bedroom flat. The property offers 775sq ft of living space including one / two receptions, fitted kitchen ,cellar, original tiled hallway, off street parking space and own section of rear garden.

Grovelands Road is a most desirable residential turning located between Fox Lane and Aldermans Hill which forms part of the Lakes conservation area. Green Lanes and Aldermans Hill provide a wealth of shops, restaurants, bus routes and mainline station into Moorgate. There are also several Green spaces nearby including Broomfield and Grovelands parks.

Remaining lease length 963 years • No ground rent or service charges • Council tax band D • Original communal front door to communal hallway • Hallway with original tessellated tiled floor and door to cellar • Spacious living room with bay window, fireplace and original ceiling features • Double bedroom with ceiling features, fireplace and door to garden • Dining room with door to fitted kitchen • Shower room • Off street parking space • Own section of rear garden with block paving and shrub borders.

- 1/2 double bedroom
- Living room/bedroom two
- Living room/Dining room
- Fitted kitchen
- Modern shower room
- Chain free
- Parking space
- Own section of garden





Grovelands Road Palmers Green London N13 4RH

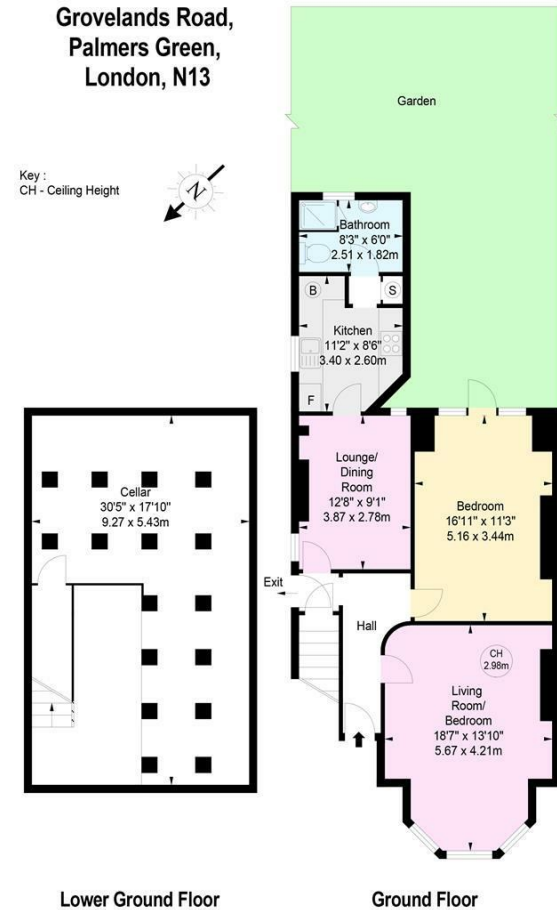
Tenure: Leasehold - Share of Freehold
Gross Internal Area: 775.00 sq ft



| 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 | | | |
| (17-38) 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 | | | |
| (17-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Key:
CH - Ceiling Height



Lower Ground Floor

Ground Floor

This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

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