



**Aldermans Hill, Palmers Green, London, N13**  
**Chain Free £500,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Aldermans Hill, Palmers Green, London, N13

A truly stunning two double bedroom converted flat occupying the entire ground floor of this imposing Edwardian semi-detached property opposite Broomfield Park. This fantastically proportioned property offers an impressive 1055sq ft of bright and airy living space. The property also benefits from a further amazing 1100sq ft of cellar storage space with a ceiling height of 5ft 8 inches.

The property is located on Alderman's Hill with its vibrant range of shops, restaurants and bakeries. It is also a short walk to Palmers Green mainline station into Moorgate and Green Lane's wealth of amenities and bus/road routes into London and beyond.

Secure communal entrance • Impressive hallway with original tessellated tiled floor and door to cellar • Spacious living room with bay window and feature fireplace • Fitted kitchen with door to side return and shared garden • Good size bath/shower room • Main bedroom with sliding doors to shared rear garden • Second double bedroom • Double glazing • Gas central heating • Parking space • Well maintained shared (between three flats) rear garden.

Remaining lease-113 years  
Ground rent £100 p.a  
Service charge £0  
Enfield council tax band E

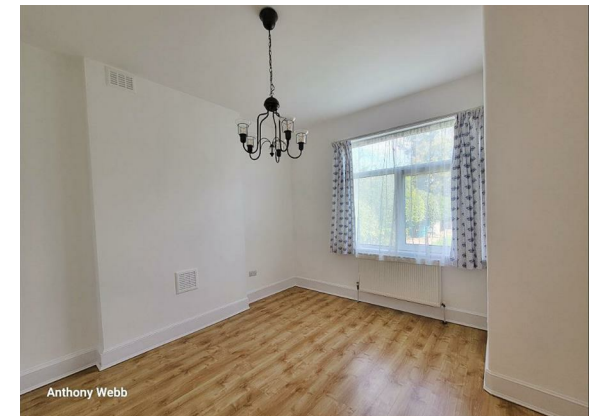
- Two double bedrooms
- Spacious living room
- Impressive entrance hallway
- Fitted kitchen
- Bath/shower room
- Parking space
- Fantastic cellar storage space
- Shared garden



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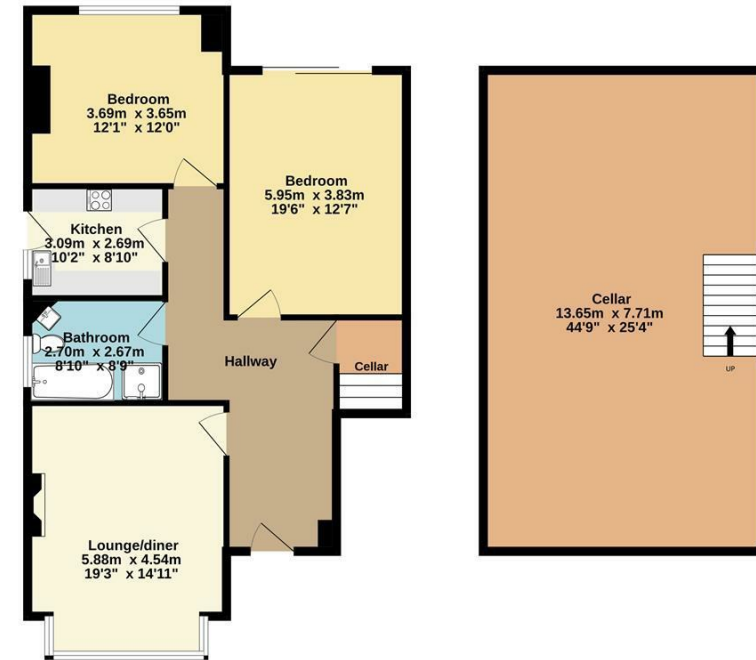
# Aldermans Hill Palmers Green London N13 4PT

Tenure: Leasehold  
Gross Internal Area: 1055.00 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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor  
98.0 sq.m. (1055 sq.ft.) approx.



TOTAL FLOOR AREA: 98.0 sq.m. (1055 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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