



**Hamilton Way, Palmers Green, London, N13**  
**Offers In Excess Of £300,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Hamilton Way, Palmers Green, London, N13

A CHAIN FREE rarely available one bedroom FREEHOLD house in excellent decorative order which would be ideal for first time buyers or buy to let investors (Potential rental income of £1300pcm)

Hamilton Way is a quiet cul-de-sac turning off Hamilton Crescent 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.

Communal grounds Service Charge is £280 per annum • Council tax band C • Living room with wood floor and bay window • Modern fitted kitchen with tiled floor • First floor modern bathroom • Double bedroom with fitted wardrobe and wood floor • Loft space with pull down ladder • Electric heating • Double glazed windows • Communal gardens • Allocated parking space.

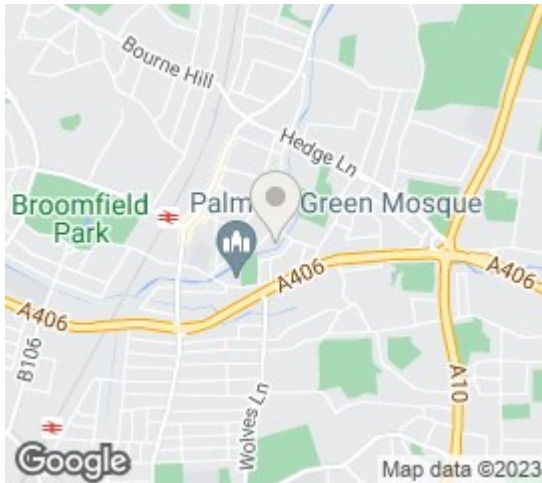
- One double bedroom
- End of terrace house
- Living room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Loft space
- Allocated parking space
- Communal gardens





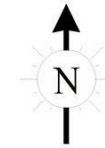
**Hamilton Way  
Palmers Green  
London  
N13 5LS**

Tenure: Freehold  
Gross Internal Area: 420.00 sq ft



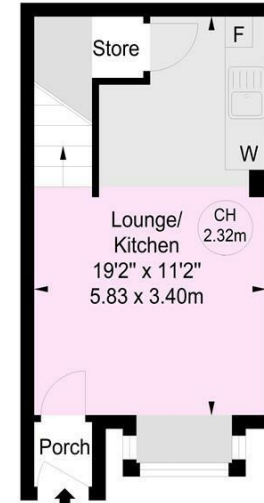
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Hamilton Way,  
London, N13**  
Approximate gross internal area  
41.62 sq m / 448 sq ft



Key :  
CH - Ceiling Height

Bathroom  
7'10" x 4'9"  
2.38 x 1.45m



**Ground Floor**



**First Floor**

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

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