

FOR SALE



Green Lanes, London, N13
Chain Free £250,000 Leasehold

Anthony Webb
ESTATE AGENTS



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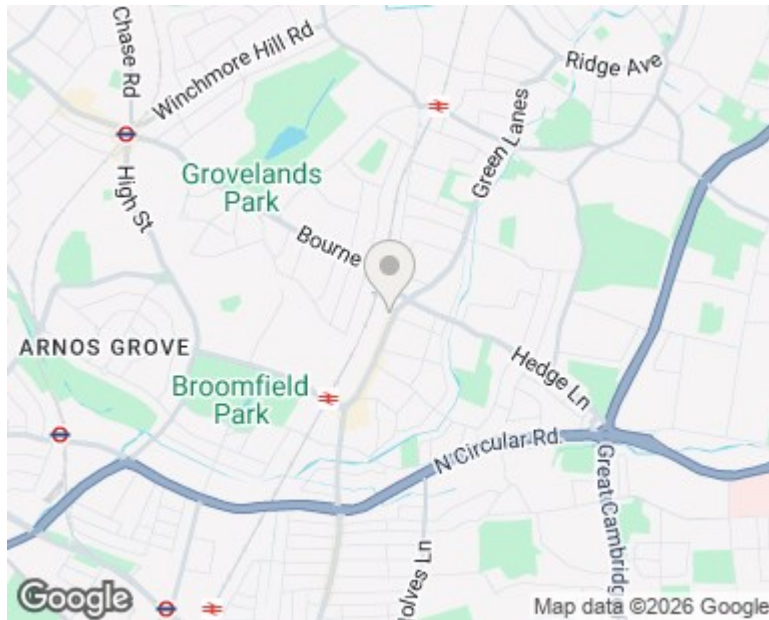
A newly converted one bedroom ground floor flat located at the rear of this Edwardian building in the heart of Palmers Green. The property has been created with wheelchair access in mind including a ramp to the entrance, a wet room and widened doors frames through out.

Vibrant Green Lanes offers a wide variety of shops, cafes and restaurants with fantastic road/bus transport links including Palmers Green mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. Both Broomfield and Groveland Parks are also within easy reach.

Gated access via the the side of the main building • Own front door • Open plan living/kitchen space • Modern fitted kitchen • Modern wet room • Double bedroom with bay window • Gas central heating • Double glazing • Rear outside space to be allocated.

New lease to be created of 125 years
 Ground rent T.B.C
 Service charges T.B.C
 Enfield Council Tax Band B

- One double bedroom
- Ground floor flat
- Own entrance
- Newly converted
- Living/kitchen space
- Modern wet room
- Disabled access
- Rear patio area



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		



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 palmersgreen@anthonywebb.co.uk
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Ground floor
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 42.5 sq.m. (457 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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