



Anthony Webb

Hazelwood Lane, London, N13
Chain Free £399,995 Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, London, N13

Spacious and well presented one double bedroom, two reception converted garden flat occupying the entire ground floor of this Edwardian period property. The property is offered chain free and will come with the whole freehold.

Hazelwood Lane is a popular residential turning within a few minutes walk of Green Lane's shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces within easy reach including The New River, Hazelwood Recreation Ground and Broomfield Park.

Secure communal entrance and hallway with original stained glass front door • Spacious reception with feature fireplace and bespoke shutters to bay window • Dining room with feature fireplace and door to side return and garden • Fitted kitchen • Modern shower room • Generous double bedroom with original stained glass windows and doors to garden • Double glazing • Gas central heating • Own private rear garden measuring 70ft approx.

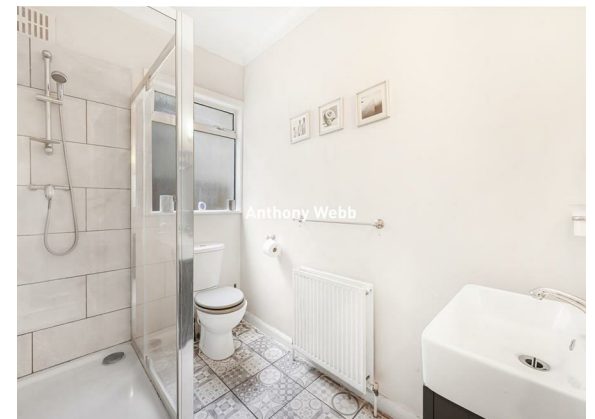
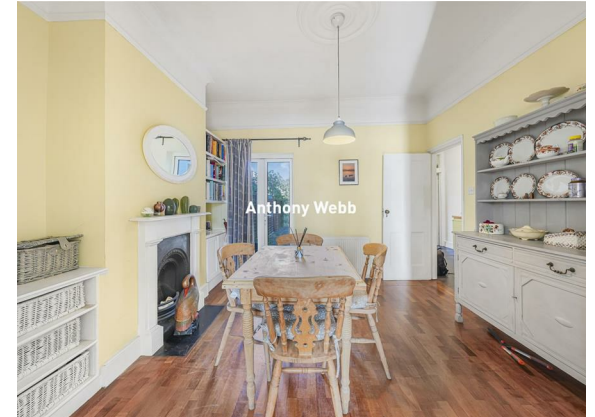
Enfield Council tax band D

The property is offered with the freehold and a remaining lease of xxx years

No service charges

No ground rent

- One double bedroom
- Ground floor Edwardian flat
- Reception with feature fireplace
- Dining room
- Fitted kitchen
- Modern Shower room
- Private rear garden
- Complete freehold

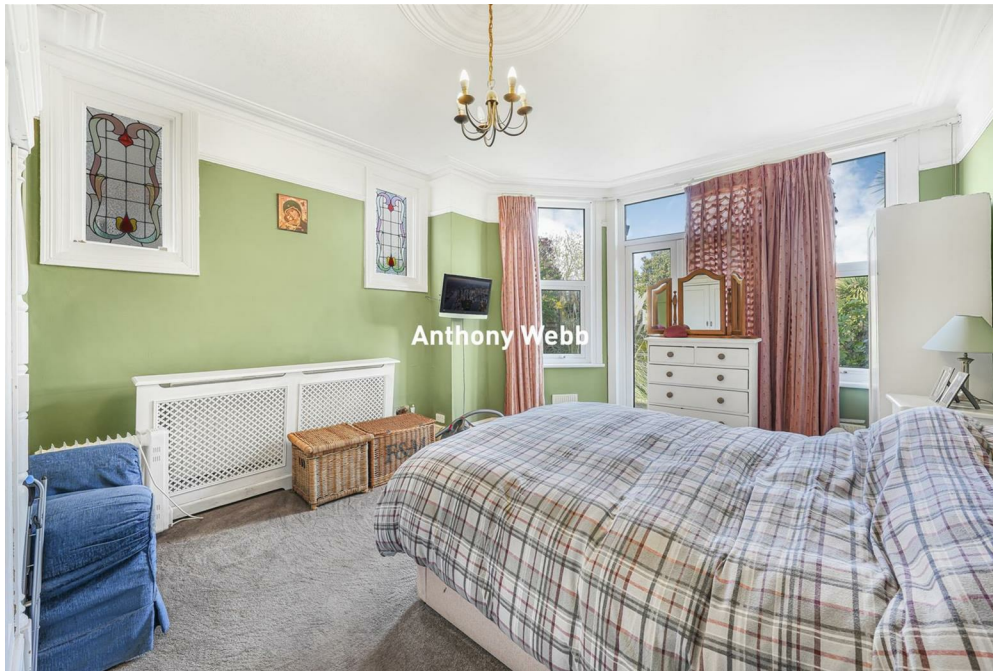




Anthony Webb



Anthony Webb



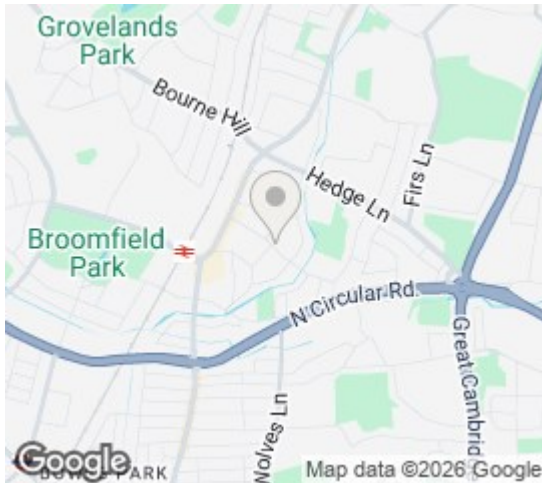
Anthony Webb



Anthony Webb

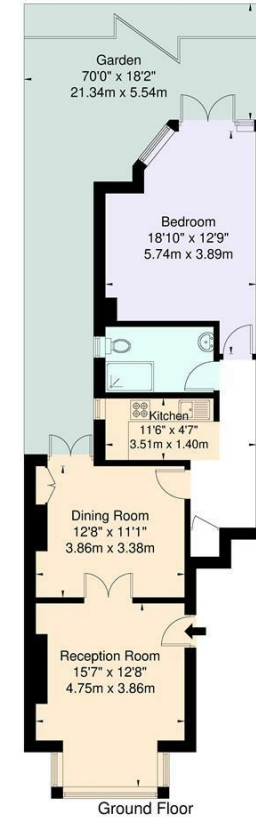
Hazelwood Lane London N13 5HB

Tenure: Freehold
Gross Internal Area: 707.00 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		57	68
(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			

Hazelwood Lane, N13 5HB
Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS