



**Ashbourne Lodge, 18a Hazelwood Lane, Palmers Green, London, N13**  
**£389,995 Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

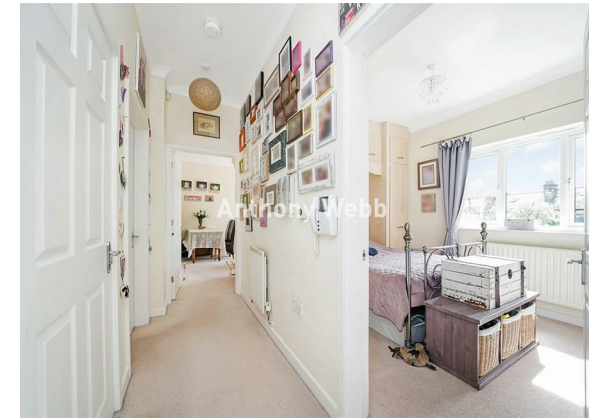
# Ashbourne Lodge, 18a Hazelwood Lane, Palmers Green, London, N13

A well presented two bedroom, two bath/shower room purpose built apartment located on the second floor of this modern 2005 built gated development. Ideally located a few minutes walk to Green Lanes wealth of shops, restaurants, bus routes and mainline station into Moorgate.

Secure entry gates • Communal entrance with entry phone system • Hallway with two storage cupboards • Spacious living room with Juliette balcony • Kitchen with appliances • Modern bathroom • Main double bedroom with en-suite shower room • Single bedroom • Loft storage space • Double glazing • Gas central heating • Allocated parking space.

Enfield council tax band D  
Remaining lease-980 years  
Service charge - £1620 p.a  
Ground rent n/a

- Two bedrooms
- Second floor apartment
- Secure gated development
- Living room
- Fitted kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Allocated parking space





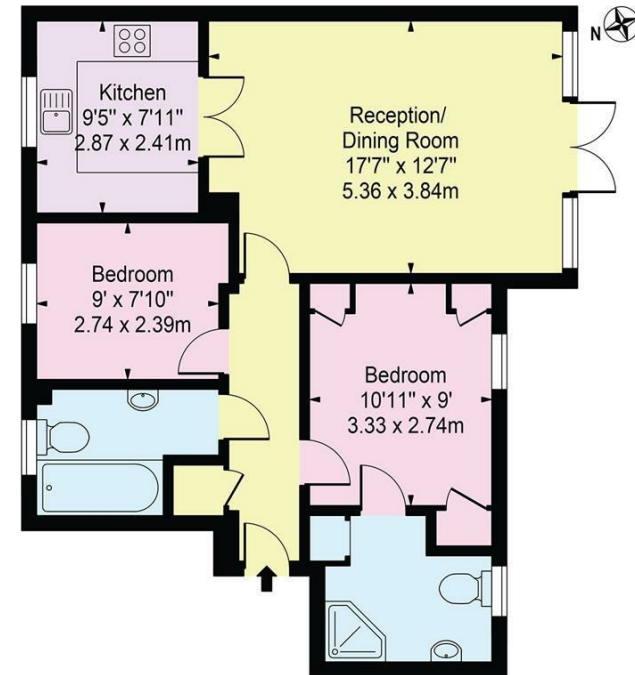
**Ashbourne Lodge, 18a Hazelwood Lane  
Palmers Green  
London  
N13 5EP**

Tenure: Share of Freehold  
Gross Internal Area: 721.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	77
(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			
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Ashbourne Lodge, N13 5EP**  
Approx. Gross Internal Area 666 Sq Ft - 61.87 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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