New River Crescent, Palmers Green, London, N13
Chain Free £419,995 Leasehold

Anthony Webb
ESTATE AGENTS

New River Crescent, Palmers Green, London, N13

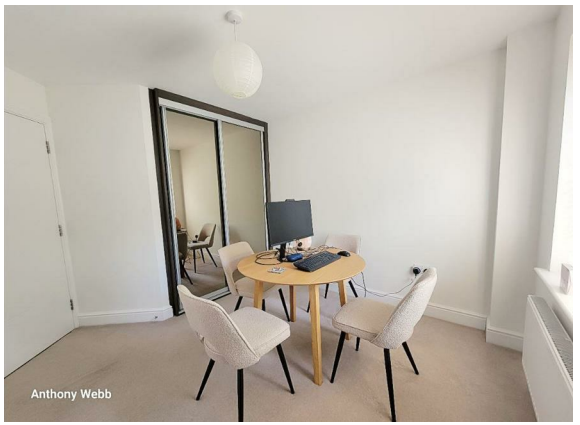
A modern and well presented two bedroom, two bath/shower room ground floor apartment offering close to 800sq ft of bright and airy living space with own private garden looking onto the New River.

Bayswater Close is a quiet gated development built in 2012 located off New River Crescent and ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. The New River and Hazelwood recreation ground area are a short walk away.

Secure communal entrance with video entry phone system • Good size hallway • Spacious open plan living/dining room with door to garden • Modern fitted kitchen with quartz work surface and integrated appliances • Modern bathroom • Main bedroom with bay window and en-suite shower room • Second double bedroom • Double glazing • Gas central heating • Allocated parking space.

111 years lease remaining
Service charge £3066 p.a
Ground rent £277.85
Ground rent review in 2032
Enfield Council tax band D

- Two bedrooms
- Ground floor apartment
- Spacious living room
- Modern fitted kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Allocated parking space
- Own private rear garden
- Secure communal entrance
- Within gated development



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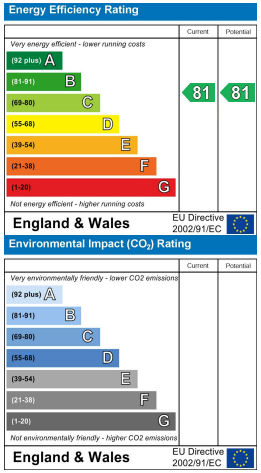
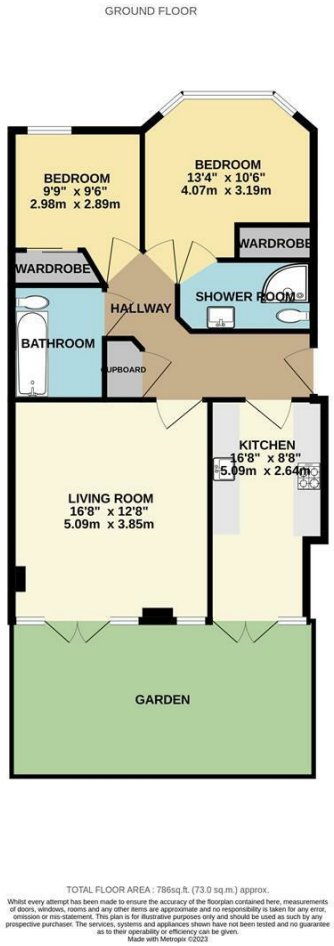
Palmers Green
London
N13 5BF

Tenure: Leasehold
Gross Internal Area: 786.00 sq ft





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