



Hazelwood Lane, Palmers Green, London, N13
Chain Free £459,000 Leasehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

A spacious and well presented two double bedroom converted garden flat occupying the entire ground floor of Edwardian building. The property offers an impressive 753 sq.ft of well appointed living space.

Hazelwood Lane is a popular residential turning that is within easy walking distance of Green Lanes shops, restaurants, bus routes, Broomfield Park, The New River and Palmers Green's mainline station taking you into Moorgate in under 30 minutes. It is also within the Hazelwood Primary School catchment area.

Secure communal entrance • Hallway with wood floor and large storage cupboard • Double bedroom with bay window to front aspect • Second double bedroom • Modern kitchen with door to side return/garden • Modern bathroom, Spacious living room with wood floor and doors to garden • Parking space to front • Private rear garden.

Enfield Council Tax Band D
Remaining lease-165 years
Ground rent-£0
Service charges£0

- Ground floor Edwardian flat
- Two double bedrooms
- Spacious living room
- Modern kitchen
- Modern bathroom
- Gas central heating
- Off street parking space
- Own rear garden





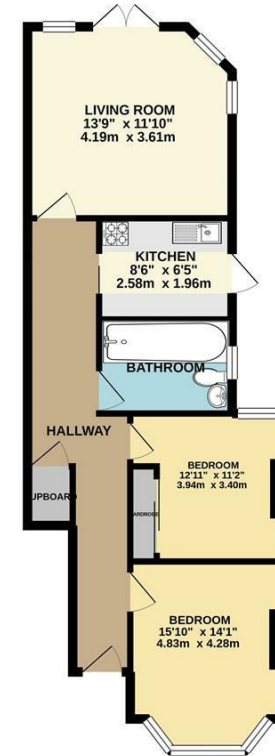
Hazelwood Lane Palmers Green London N13 5HB

Tenure: Leasehold
Gross Internal Area: 753.00 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 | | 61 | 68 |
| (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 | |

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) 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 for 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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