



Hamilton Crescent, Palmers Green, London, N13  
Chain Free £750,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Hamilton Crescent, Palmers Green, London, N13

Four bedroom Edwardian terrace house offering 1400sq ft of living space over three bright and airy floors with fantastic views over the New River. The property offers great potential to update and create a wonderful family home.

Hamilton Crescent is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also a few minutes walk away.

Porch and front door leading to Hallway • Dining room to front with bay window, feature fireplace and original ceiling features • Living room to rear with feature fireplace and doors to garden • Kitchen with breakfast bar and door to garden • Two good size double bedrooms with fitted wardrobes • Roof terrace with views over the New River from rear bedroom • Single bedroom with storage cupboard/shelves • Modern family bathroom • Double bedroom in converted loft with eaves storage and en-suite shower room • South east facing rear garden measuring 35ft x 19ft.

Enfield Council Tax Band E

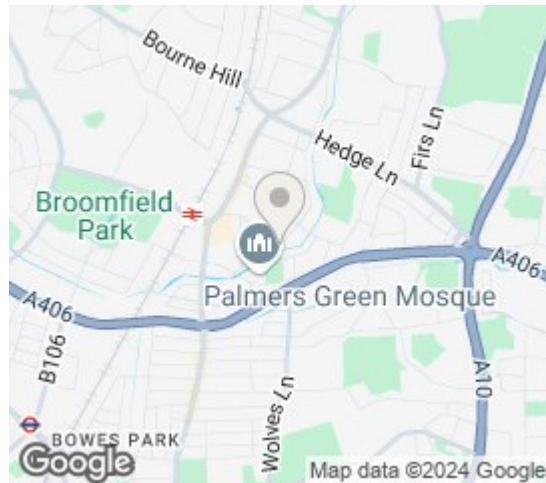
- Four bedrooms
- Edwardian terrace house
- Two receptions
- Kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Roof terrace with views over the New River
- Front and rear gardens





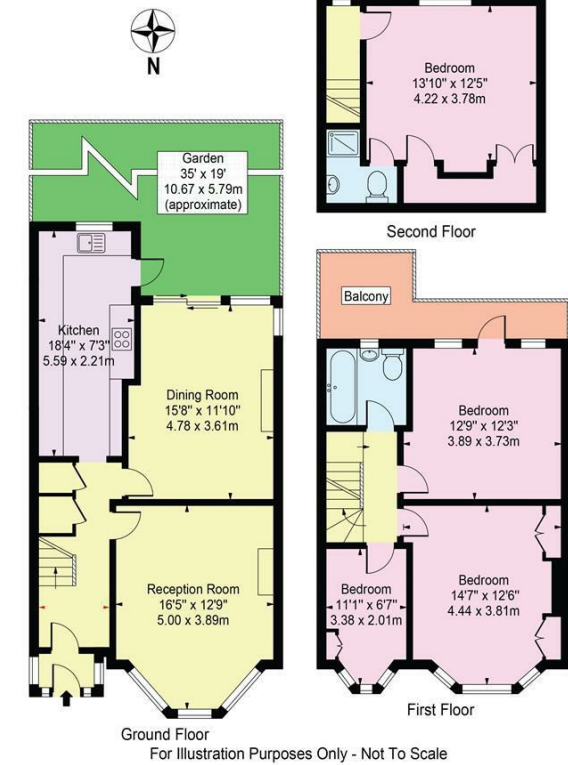
# Hamilton Crescent Palmers Green London N13 5LW

Tenure: Freehold  
Gross Internal Area: 1400.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Approx. Gross Internal Area 1400 Sq Ft - 130.06 Sq M



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