

**FOR SALE**



**Bayswater Close, New River Crescent, Palmers Green, London, N13**  
**Chain Free £330,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Bayswater Close, New River Crescent, Palmers Green, London, N13

A well presented CHAIN FREE one bedroom second floor modern apartment with fantastic views over the New River, Hazelwood recreation ground and the London skyline beyond.

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.

91 year lease • Lift to all floors • Secure communal entrance with entry phone system  
• Living room with balcony • Modern fitted kitchen • Modern bathroom • Double bedroom • Two large storage cupboards • Double glazing • Gas central heating • Allocated parking space.

- One double bedroom
- Gated modern Apartment
- Living room
- Modern kitchen/bathroom
- Balcony with river views
- Quiet cul de sac location
- Double glazing/gas central heating
- Allocated parking space





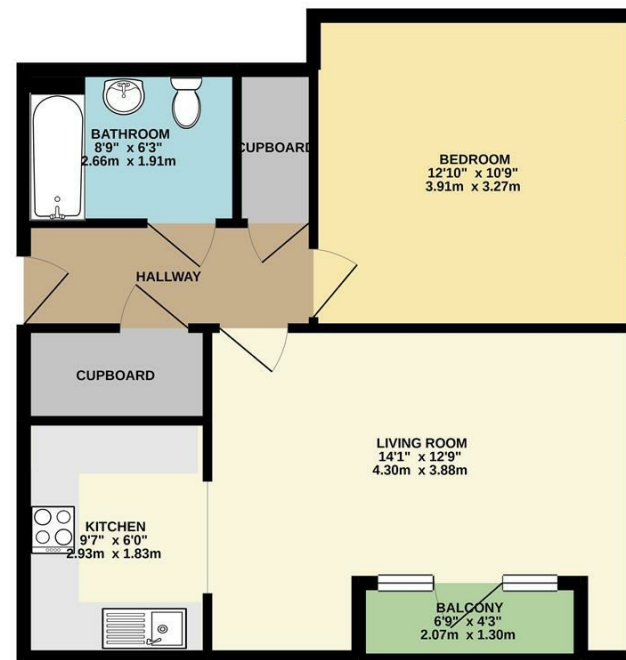
# Bayswater Close, New River Crescent Palmers Green London N13 5BF

Tenure: Leasehold  
Gross Internal Area: 527.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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	

SECOND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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 by 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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