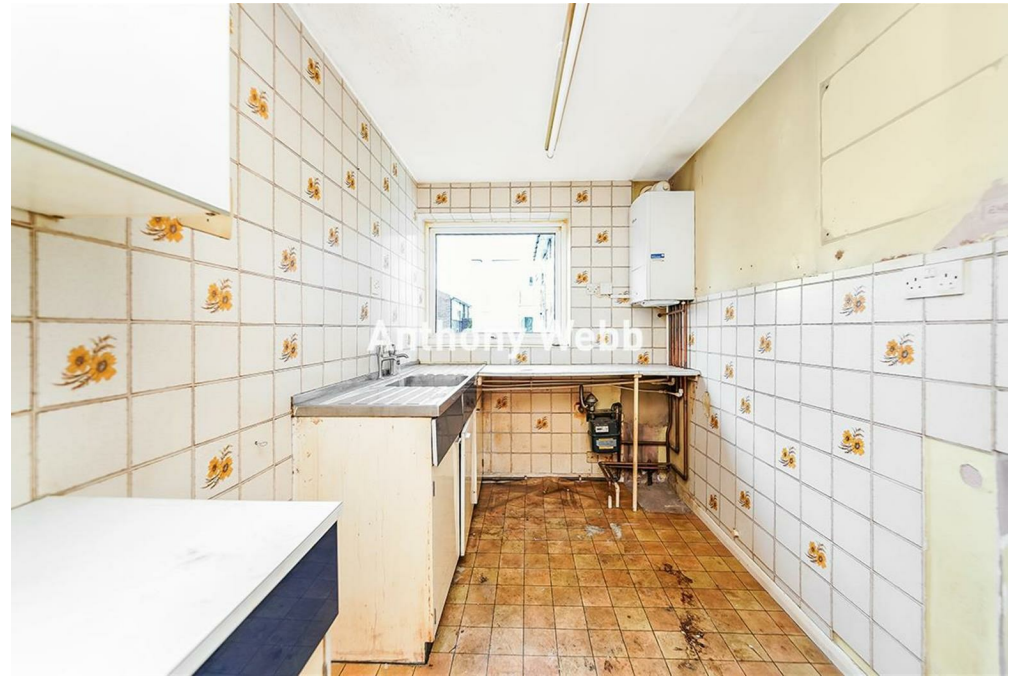


**FOR SALE**



**Mintern Close, Hedge Lane, Palmers Green, London, N13**  
**Chain Free £299,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



# Mintern Close, Hedge Lane, Palmers Green, London, N13

Chain free and long lease of 975 years. Spacious two bedroom flat requiring modernisation situated on the second floor of this popular 1970s built block/development.

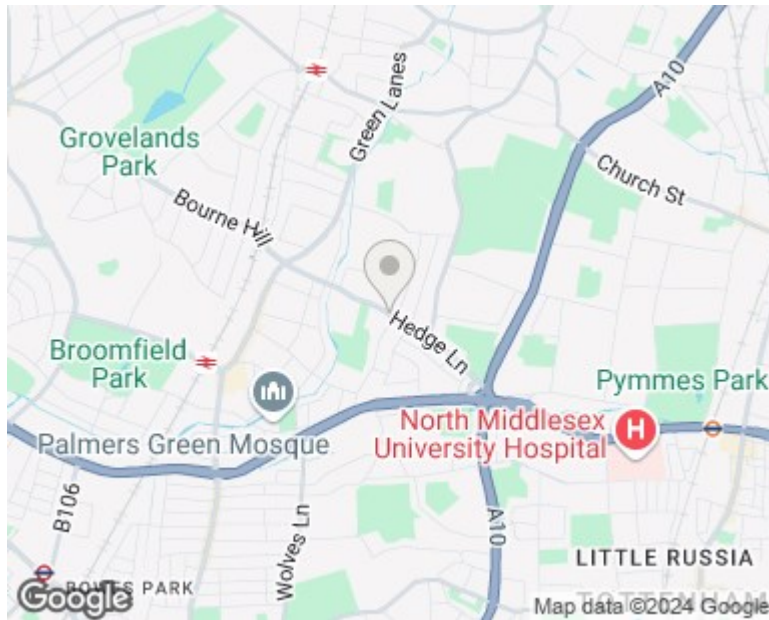
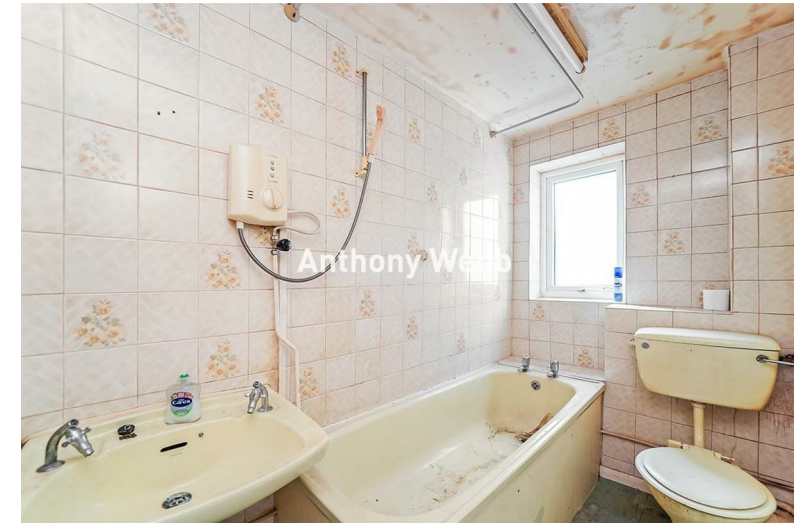
Mintern Close is set back on Hedge Lane and opposite Hazelwood Recreation ground. Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate are within easy walking distance and Southgate underground station is short ride away via the W6 bus route.

Communal entrance • Hallway with original parquet floor and large storage cupboard • Spacious living room with original parquet floor • Kitchen • Bathroom • Two good size bedrooms • Double glazing • Gas central heating • Communal parking facilities and gardens.

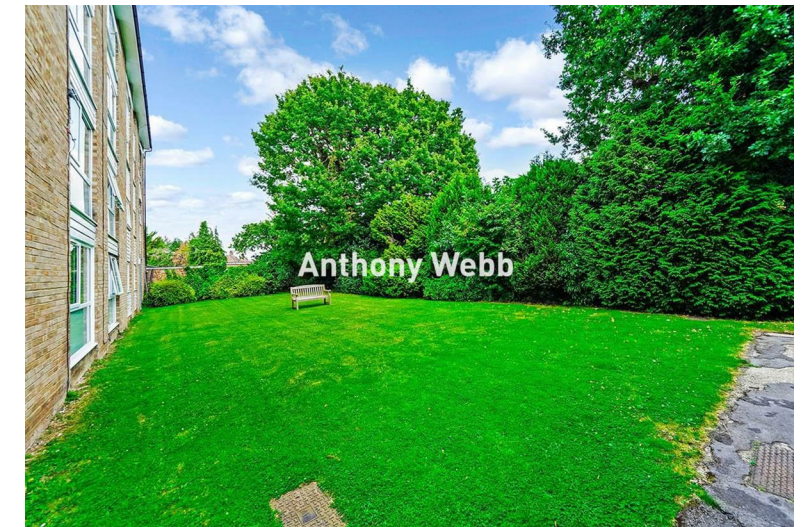
The property has a remaining lease of 975 years.

Service charges-£1120 p.a  
Ground rent-n/a  
Building Insurance-£417 p.a  
Council Tax band C

- Two bedrooms
- Second floor flat
- Living room
- Kitchen
- Bathroom
- Double glazing/gas central heating
- Long lease
- Communal parking facilities and gardens



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		
	79	82
<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		

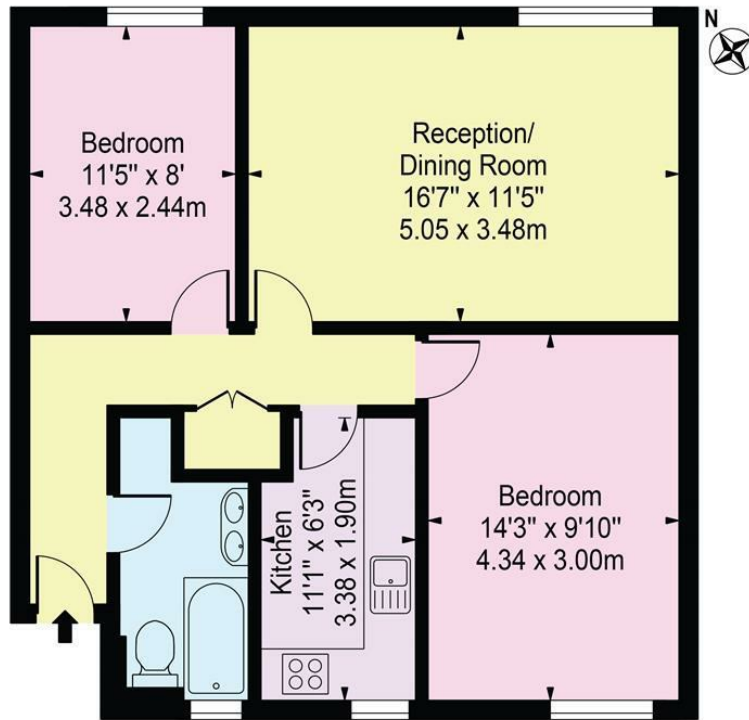


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## The Limes, N13

Approx. Gross Internal Area 648 Sq Ft - 60.20 Sq M



### Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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