



**Huguenot Drive, Palmers Green, London, N13**  
**Offers In Excess Of £400,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Huguenot Drive, Palmers Green, London, N13

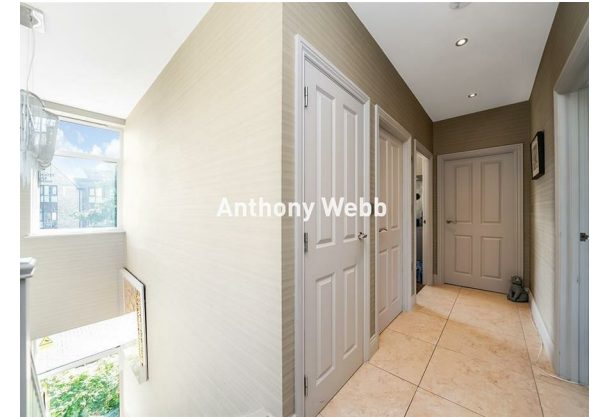
Chain free two bedroom first floor maisonette offering in excess of 900sq ft and located on the first floor of this private gated 2017 built development with balcony and allocated parking space.

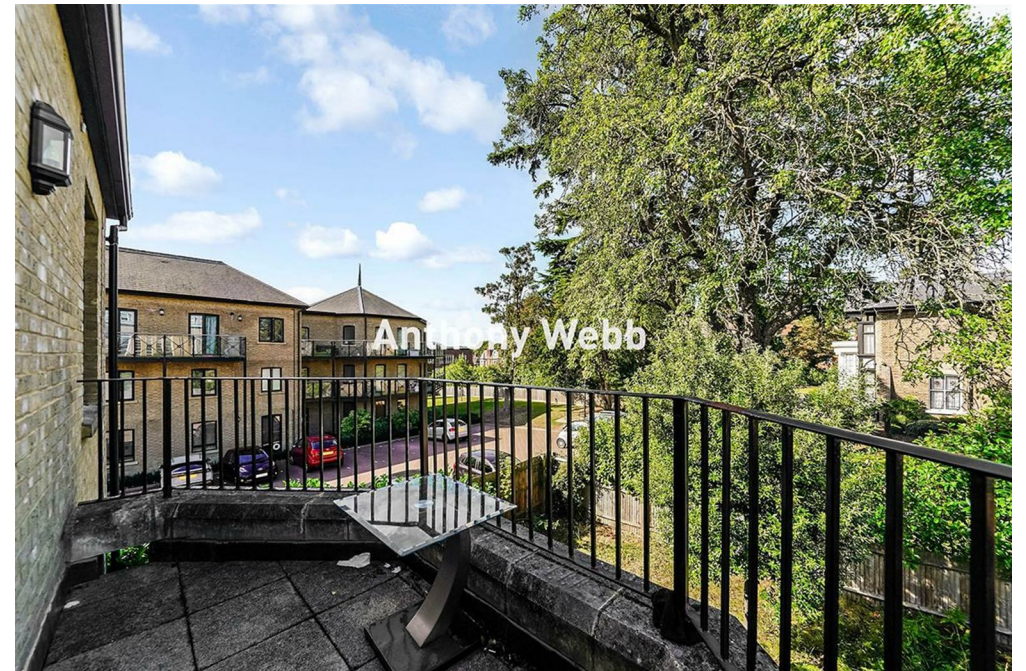
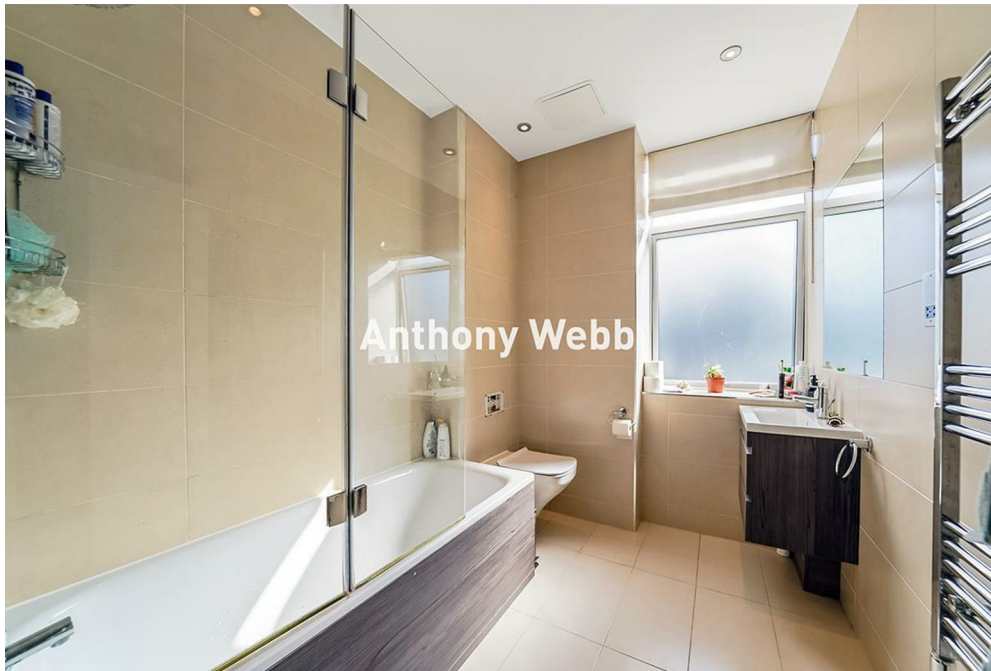
Huguenot Drive is set back on Oakthorpe Road and is ideally located for Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate. The property also offers excellent road links into London and beyond via the A10 and A406.

Secure gates to development • Own front door to hallway with storage cupboard and stairs to first floor • Landing • Spacious open plan living/kitchen space with door to balcony • Modern fitted kitchen with breakfast bar • Bathroom • Two double bedrooms • Double glazing • Gas central heating • Allocated parking space.

The property has a remaining lease of 117 years.  
Service charges-£3200 p.a  
Ground rent-£625 p.a  
Council Tax band D

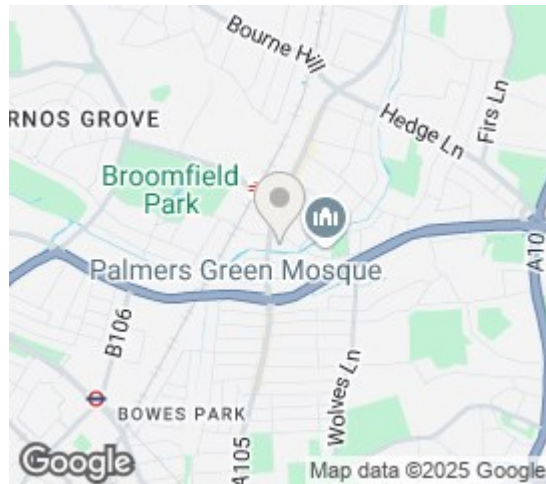
- Two bedrooms
- First floor modern maisonette
- 2017 built gated development
- Open plan spacious living/kitchen space
- Bathroom
- Double glazing/gas central heating
- Balcony
- Allocated parking space
- Ideal location for shops, transport & restaurants
- CHAIN FREE





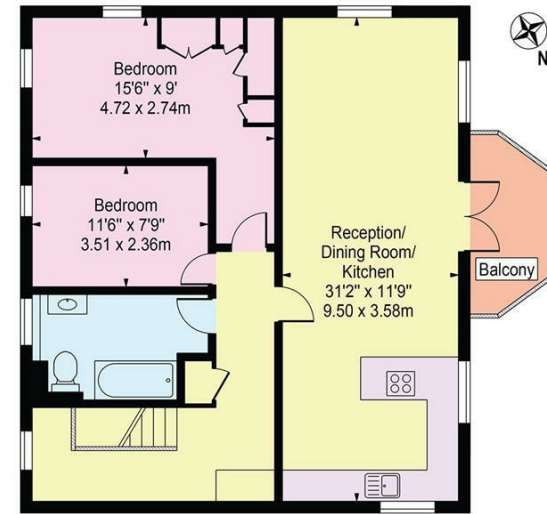
Huguenot Drive  
Palmers Green  
London  
N13 5DQ

Tenure: Leasehold  
Gross Internal Area: 911.00 sq ft

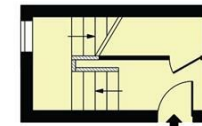


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

Huguenot Drive, N13 5DQ  
Approx. Gross Internal Area 911 Sq Ft - 84.63 Sq M



First Floor



Ground Floor Entrance

For Illustration Purposes Only - Not To Scale

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