



Ashbourne Lodge, 18a Hazelwood Lane, Palmers Green, London, N13
£389,995 Share of Freehold

Anthony Webb
ESTATE AGENTS

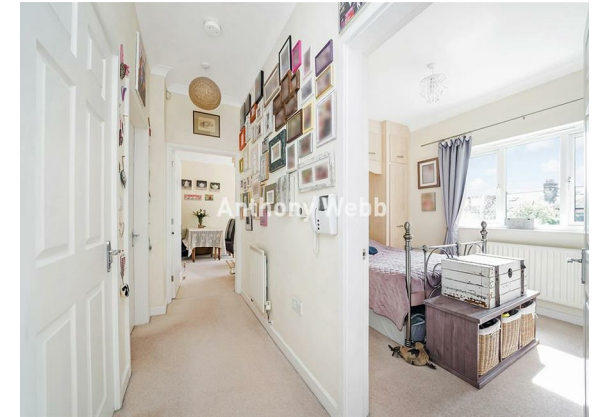
Ashbourne Lodge, 18a Hazelwood Lane, Palmers Green, London, N13

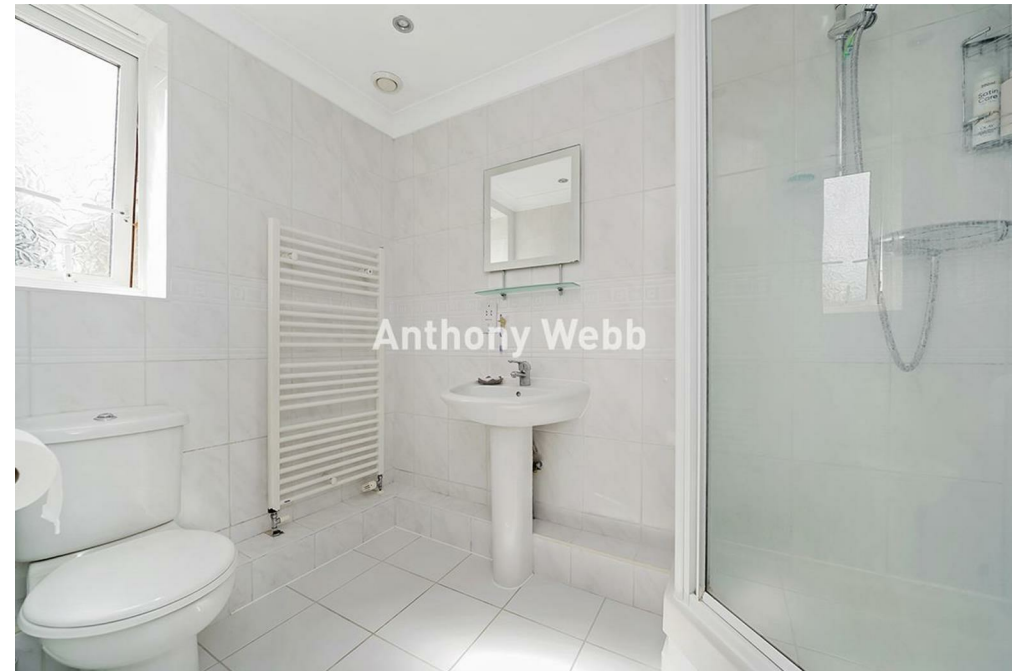
A well presented two bedroom, two bath/shower room purpose built apartment located on the second floor of this modern 2005 built gated development. Ideally located a few minutes walk to Green Lanes wealth of shops, restaurants, bus routes and mainline station into Moorgate.

Secure entry gates • Communal entrance with entry phone system • Hallway with two storage cupboards • Spacious living room with Juliette balcony • Kitchen with appliances • Modern bathroom • Main double bedroom with en-suite shower room • Single bedroom • Loft storage space • Double glazing • Gas central heating • Allocated parking space.

Enfield council tax band D
Remaining lease-980 years
Service charge - £1620 p.a
Ground rent n/a

- Two bedrooms
- Second floor apartment
- Secure gated development
- Living room
- Fitted kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Allocated parking space





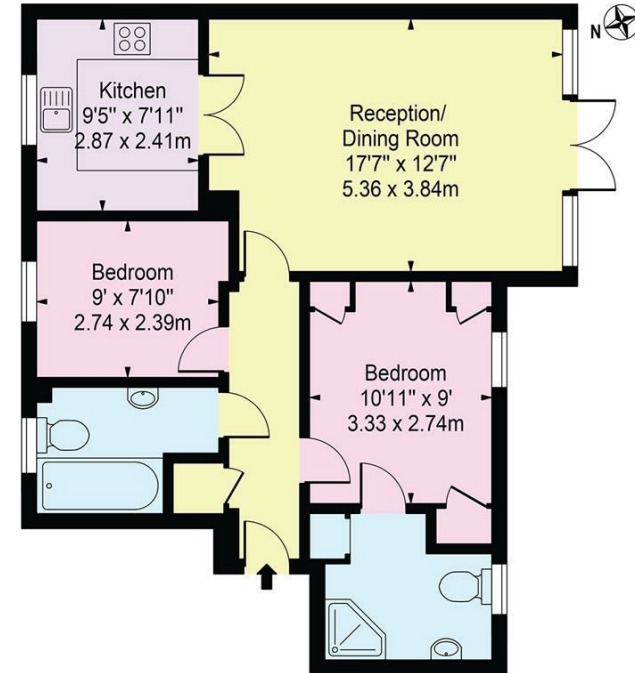
Ashbourne Lodge, 18a Hazelwood Lane Palmers Green London N13 5EP

Tenure: Share of Freehold
Gross Internal Area: 721.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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 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			

Ashbourne Lodge, N13 5EP
Approx. Gross Internal Area 666 Sq Ft - 61.87 Sq M



First 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.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS