

**FOR SALE**



**Crestbrook Place, Green Lanes, Palmers Green, London, N13**  
**Chain Free £345,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS



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# Crestbrook Place, Green Lanes, Palmers Green, London, N13

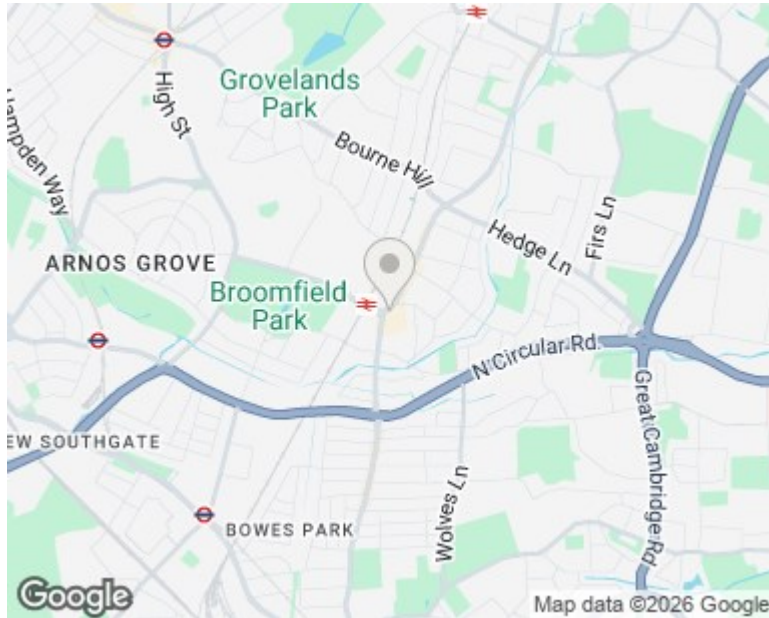
Spacious three bedroom apartment located on the second floor (top) of this 1930s mansion block.

Crestbrook Place is located on Green Lanes and is ideally placed between Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are also an easy bus ride away via the W6 route.

Secure communal entrance with entry phone system to front • Spacious living room with fireplace and laminate floor • Galley kitchen with appliances and door to balcony/fire escape • Modern bathroom • Three good size bedrooms (two with fitted wardrobes and laminate floors) • Gas central heating • Communal parking facilities • Garage en bloc.

Enfield council band D  
 Lease remaining -135 years  
 Service charges-£1628.00 p.a  
 Ground rent-£150.00 p.a

- Three bedrooms
- Top floor apartment
- Spacious living room
- Fitted kitchen
- Bathroom
- Secure entry phone system
- Gas central heating
- Communal parking and garage en bloc

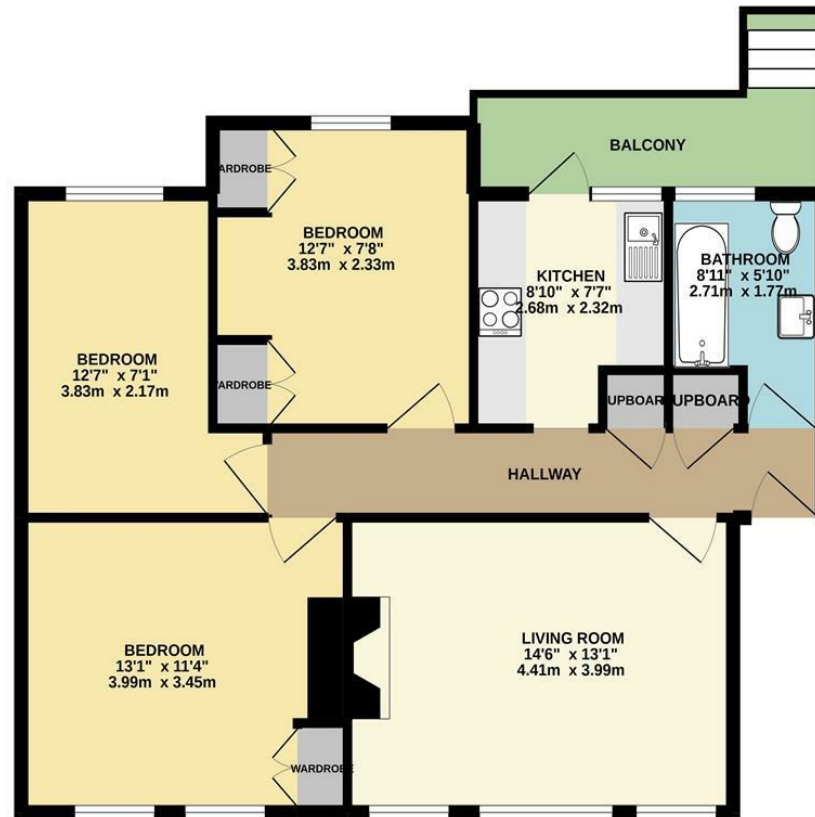


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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SECOND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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 is given as to their operability or efficiency can be given.  
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