



Hazelwood Lane, London, N13  
Chain Free £425,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Hazelwood Lane, London, N13

## FANTASTIC LOCATION AND FLOOR SPACE.

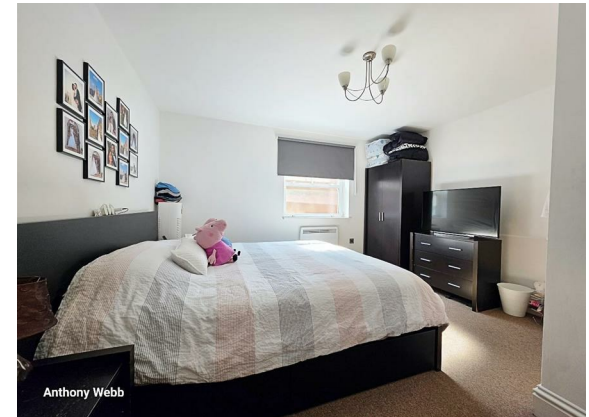
A well presented two double bedroom, two bath/shower room apartment located on the ground floor of this private modern gated purpose built development. This CHAIN FREE property was built in 2008 and offers an impressive and larger than average 907 sq. ft. of bright and airy floor space.

Hazelwood Lane is located off Green Lanes and is a short walk to its wealth of shops, restaurants, bus routes, Broomfield Park and mainline station (Moorgate). Hazelwood primary school is also a short walk away.

The flat consists of a secure communal entrance with video entry phone system, a spacious living/dining area with wood floors opening to fitted kitchen with integrated appliances, water softener and granite work surfaces, utility cupboard, modern bathroom, modern en-suite shower room, double glazing, electric heating, communal gardens with own storage shed and secure gated parking space.

New lease of 125 years.  
Service charges-£1500 p.a  
Ground rent-£250 p.a  
Enfield Council Tax Band D

- Two double bedrooms
- Ground floor apartment
- Spacious living/dining space
- Modern fitted kitchen
- Two modern bath/shower rooms
- Double glazing/electric heating
- Communal gardens+storage shed
- Secure gated parking space





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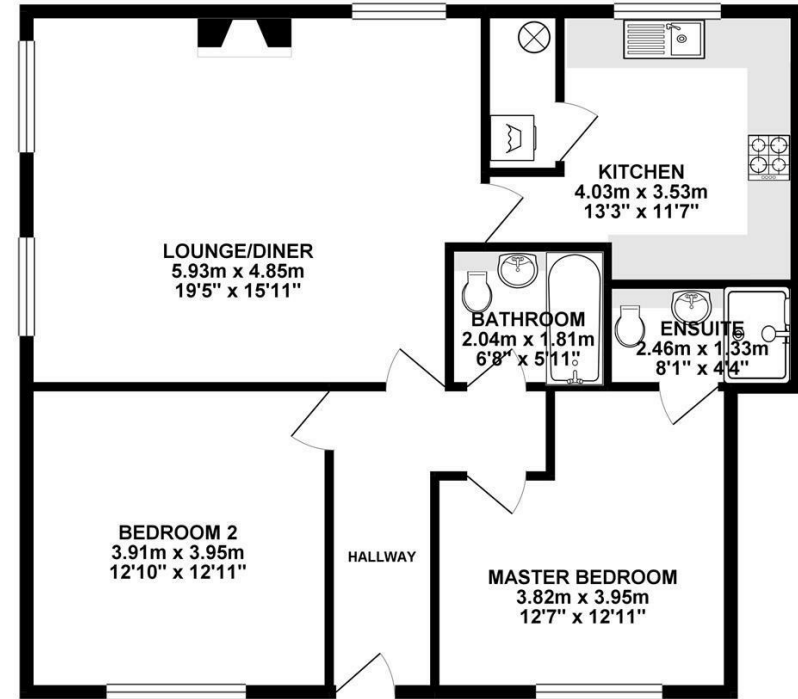
# Hazelwood Lane London N13 5EX

Tenure: Leasehold  
Gross Internal Area: 907.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		76	
(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	

GROUND FLOOR 84.27 sq. m.  
( 907.02 sq. ft. )



TOTAL FLOOR AREA: 84.27 sq. m. ( 907.02 sq. ft. ) 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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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