



Grovelands Road, Palmers Green, London, N13  
Chain Free £485,000 Share of Freehold

**Anthony Webb**  
ESTATE AGENTS

# Grovelands Road, Palmers Green, London, N13

CHAIN FREE three bedroom converted flat with SHARE OF FREEHOLD occupying the entire first floor of this Edwardian semi detached property. The property which requires full MODERNISATION offers in excess of 1000sq ft and consists of a spacious reception, kitchen, two double bedrooms, one single bedroom, bathroom with separate w.c and loft space with potential to convert.

Grovelands Road is a most desirable residential turning located between Fox Lane and Aldermans Hill which forms part of the Lakes conservation area. Green Lanes and Aldermans Hill provide a wealth of shops, restaurants, bus routes and mainline station into Moorgate. There are also several Green spaces nearby including Broomfield and Grovelands parks.

Enfield Council Tax Band D

Remaining lease - 999 years (to be extended during sale)

Ground rent n/a

Service charges n/a

- Three bedrooms
- First floor flat
- Living room
- Kitchen
- Bathroom + separate w.c
- Loft space
- Modernisation required
- Lakes estate conservation area





# Grovelands Road Palmers Green London N13 4RH

Tenure: Share of Freehold  
Gross Internal Area: 1012.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			62
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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	



TOTAL FLOOR AREA: 1012sq.ft. (94.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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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