



**Grovelands Road, Palmers Green, London, N13**  
**Offers In Excess Of £450,000 Leasehold - Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Grovelands Road, Palmers Green, London, N13

CHAIN FREE one bedroom converted flat with SHARE OF FREEHOLD occupying the entire ground floor of this Edwardian semi detached property with fantastic potential to convert into a two bedroom flat. The property offers 775sq ft of living space including two receptions, fitted kitchen ,cellar, original tiled hallway, off street parking space and own section of rear garden.

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.

Remaining lease length 963 years • No ground rent or service charges • Council tax band D • Original communal front door to communal hallway • Hallway with original tessellated tiled floor and door to cellar • Spacious living room with bay window, fireplace and original ceiling features • Double bedroom with ceiling features, fireplace and door to garden • Dining room with door to fitted kitchen • Shower room • Off street parking space • Own section of rear garden with block paving and shrub borders.

- One double bedroom
- Living room/bedroom two
- Dining room
- Fitted kitchen
- Modern shower room
- Chain free
- Parking space
- Own section of garden



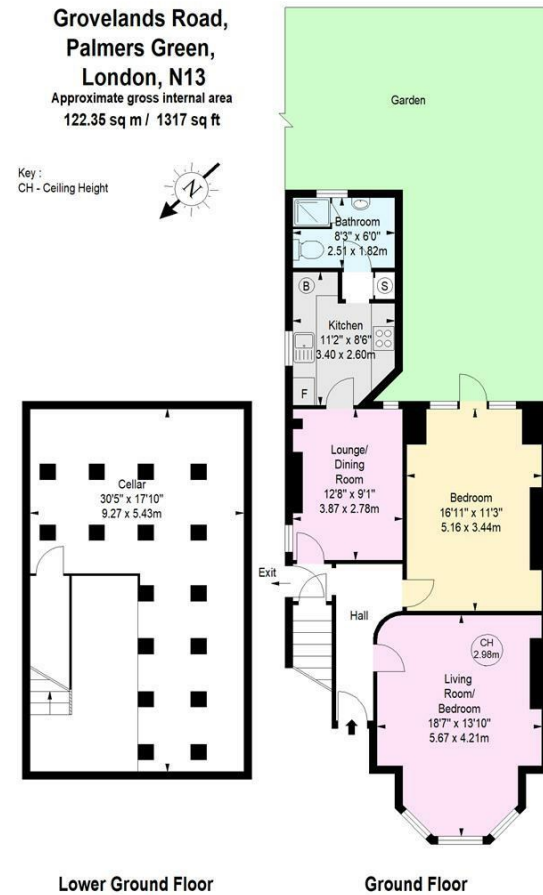


Grovelands Road  
 Palmers Green  
 London  
 N13 4RH

Tenure: Leasehold - Share of Freehold  
 Gross Internal Area: 775.00 sq ft



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			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.

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