



**Lightcliffe Road, Palmers Green, London, N13**  
**Offers In Excess Of £500,000 Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

Stunning two bedroom ground floor Edwardian garden flat which has been completely renovated to a high standard by the current vendors.

Lightcliffe road is a popular residential turning off Hazelwood Lane close to Palmers Greens shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Broomfield Park and the New River are also a short walk.

Attractive front garden and communal entrance • Hallway with tiled floor, under floor heating and storage cupboard • Main bedroom to front with wood floor and bay window • Second bedroom with wood floor • Both bedrooms have sound proofed ceilings • Modern bath/shower room with under floor heating and mood lighting • Beautiful fitted kitchen with appliances, central island/breakfast bar and tiled floor with under floor heating • Fabulous extended living space with under floor heating, a large skylight and folding doors to patio terrace and garden • Double glazing • Gas central heating • Cat 6 internet port in all rooms • Landscaped private rear garden with porcelain patio terrace and new lawn area measuring 75ft x 17ft.

Enfield Council Tax Band C  
Remaining length of lease 111 years  
Ground rent N/A  
Service charges N/A

- Two bedrooms
- Edwardian period conversion
- Open plan living/kitchen space
- Contemporary fitted kitchen
- Contemporary bath/shower room
- Newly refurbished
- Landscaped rear garden
- Close to shops/station





# Lightcliffe Road Palmers Green London N13 5HD

Tenure: Share of Freehold  
Gross Internal Area: 646.00 sq ft



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

GROUND FLOOR  
646 sq ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq ft. (60.0 sq.m.) approx.

While 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 as to their operability or efficiency can be given.  
Made with Metropix ©2023

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