

TO LET

- One double bedroom
- Ground floor flat
- Own entrance
- Newly converted
- Living/kitchen space
- Modern wet room
- Disabled access
- Rear patio area



Green Lanes, London, N13
Chain Free £250,000

Anthony Webb
ESTATE AGENTS

Green Lanes, London, N13

A newly converted one bedroom ground floor flat located at the rear of this Edwardian building in the heart of Palmers Green. The property has been created with wheelchair access in mind including a ramp to the entrance, a wet room and widened doors frames through out.

Vibrant Green Lanes offers a wide variety of shops, cafes and restaurants with fantastic road/bus transport links including Palmers Green mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. Both Broomfield and Groveland Parks are also within easy reach.

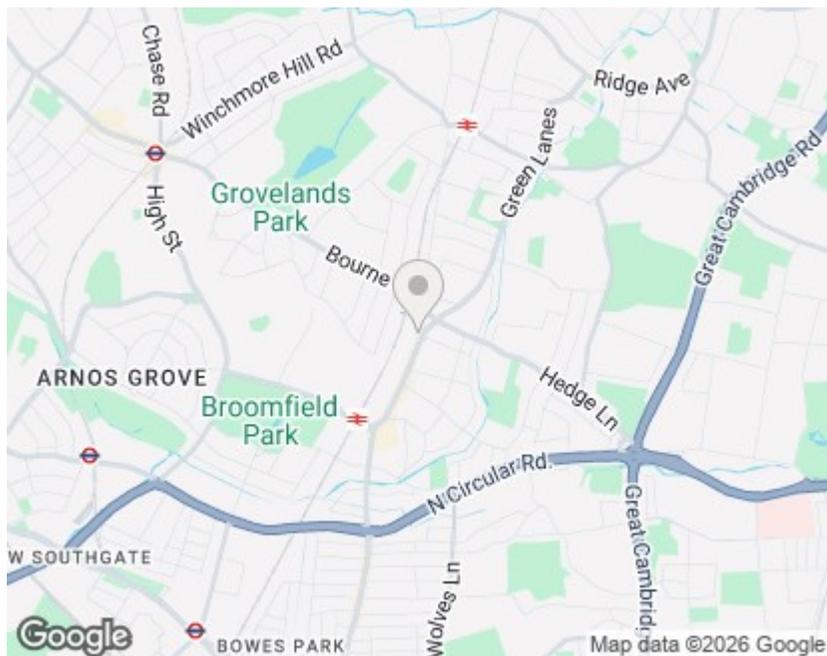
Gated access via the the side of the main building • Own front door • Open plan living/kitchen space • Modern fitted kitchen • Modern wet room • Double bedroom with bay window • Gas central heating • Double glazing • Rear outside space to be allocated.

New lease to be created of 125 years

Ground rent T.B.C

Service charges T.B.C

Enfield Council Tax Band B



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