



Hamilton Crescent, Palmers Green, London, N13
£775,000 Freehold

Anthony Webb
ESTATE AGENTS

Hamilton Crescent, Palmers Green, London, N13

Well presented three/four bedroom family home offering in excess of 1600sq ft over three floors with two receptions, three bath/shower rooms, permission for a rear extension (ref:22/00384/HOU) off street parking, views over the New River and garden to rear.

Hamilton Crescent is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Porch to hallway • Hallway with utility cupboard • Front living room with wood floor and bespoke shutters to bay window • Rear family room opening to fitted kitchen with doors to garden • Landing with stairs to second floor • Two good size double bedrooms, one with an en-suite bathroom • a single bedroom/study • Family shower room • The converted loft space offers a further spacious double bedroom with an en-suite shower room and fantastic views over the New River and the London skyline • Double Glazing • Gas central heating • Off street parking to front for two vehicles • Rear garden measuring 60ft x 20ft approx.

- Three/four bedrooms
- Terrace family home
- Two receptions
- Fitted kitchen
- Three bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden



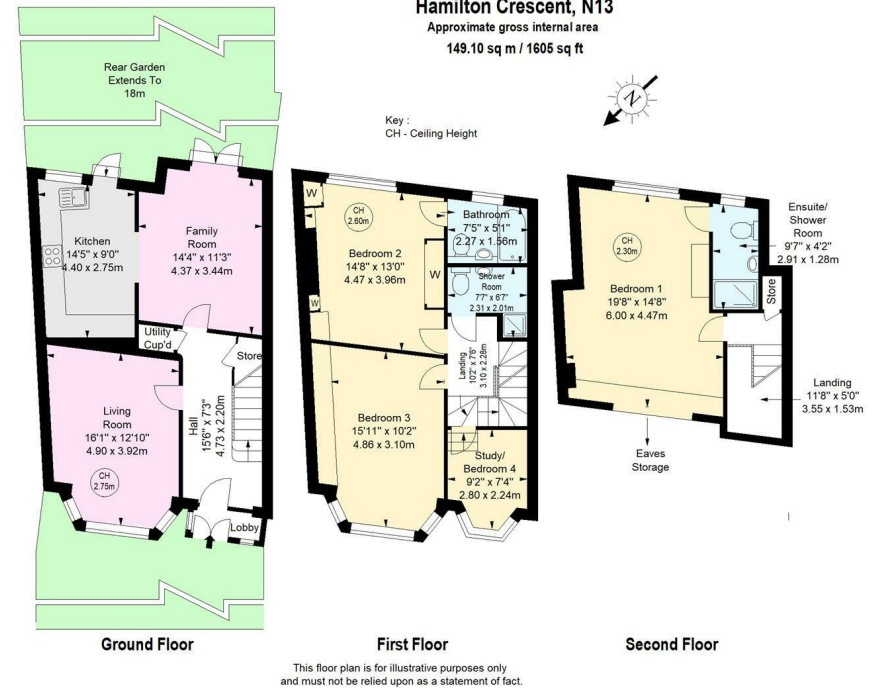


Hamilton Crescent Palmers Green London N13 5LW

Tenure: Freehold
Gross Internal Area: 1605.00 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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