



**Windsor Road, Palmers Green, London, N13**  
**Chain Free £425,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Windsor Road, Palmers Green, London, N13

CHAIN FREE two bedroom Edwardian maisonette occupying the entire first floor of this Edwardian semi-detached property. The property which requires MODERNISATION offers an impressive 917sq ft of living space, rear section of garden and has the rare benefit of its own front door and spacious entrance hallway.

Windsor Road is a popular residential turning located off Green Lanes a few minutes walk to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground is a short ride away via the W6 bus route. There are many green spaces nearby including Broomfield Park, Hazelwood recreational ground and the New River. Hazelwood Primary School is also a short walk away.

Own front door to own hallway with original tessellated tiled floor • Stairs to first floor • Good size landing with access to loft space (can be converted subject to usual consents) • Spacious living room with bay window and fireplace • Kitchen/diner with bay window • Double bedroom • Single bedroom • Bathroom • Double glazing • Gas central heating • Alarm system • Own section of rear garden accessed via the communal side gate/path.

Enfield Council Tax D

Underlying lease of 31 years remaining-which will be increased during a sale.

No service charge/ground rent

- Two bedrooms
- First floor maisonette
- Spacious living room
- Kitchen/diner
- Own front door and hallway
- Loft space
- Double glazing/gas central heating
- Rear section of garden



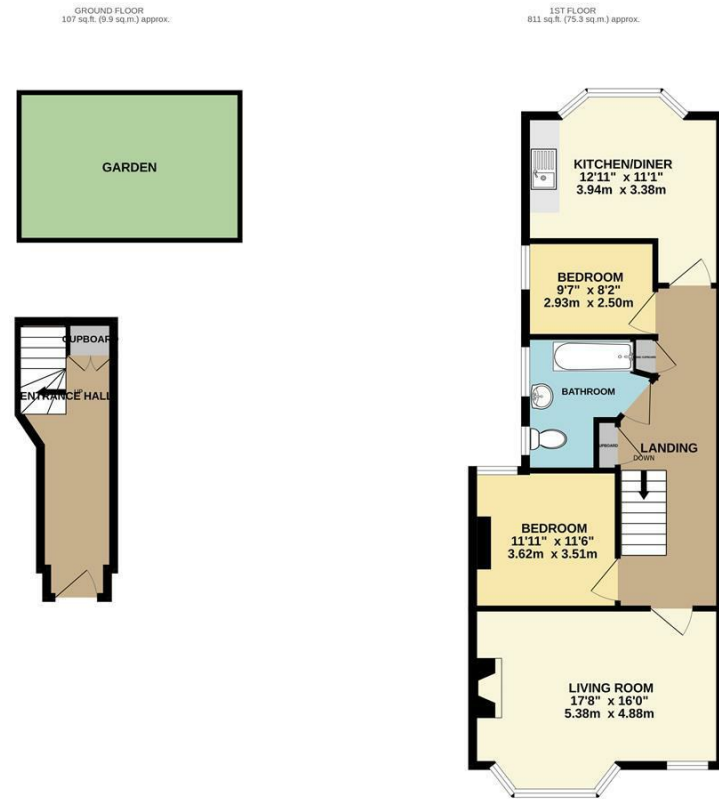


# Windsor Road Palmers Green London N13 5PR

Tenure: Freehold  
Gross Internal Area: 917.00 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 <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: 917 sq.ft. (85.2 sq.m.) approx.  
Whilst 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.  
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