



Bridgewater House, 90 Green Lanes, Palmers Green, London, N13
£325,000 Leasehold

Anthony Webb
ESTATE AGENTS

Bridgewater House, 90 Green Lanes, Palmers Green, London, N13

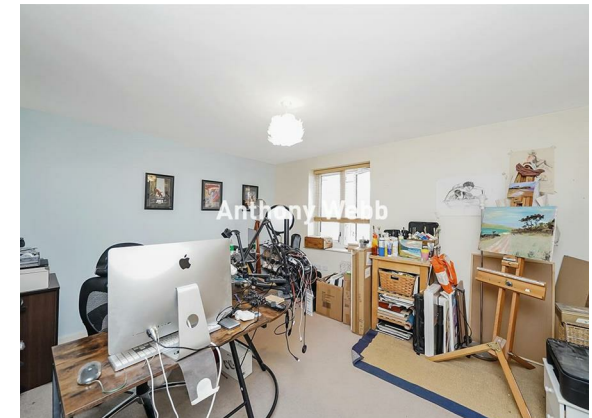
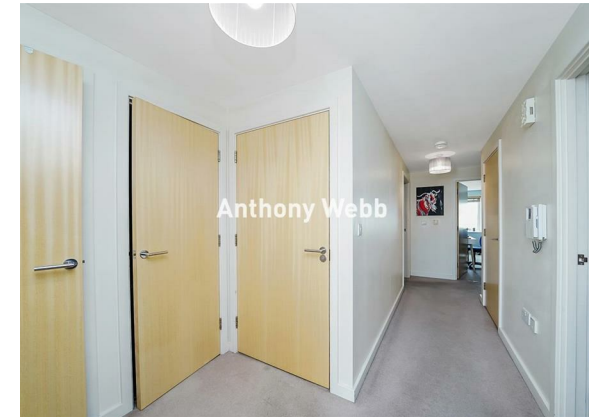
A well presented 2011 built two double bedroom third floor apartment offering an impressive 825sq ft of bright and airy living space.

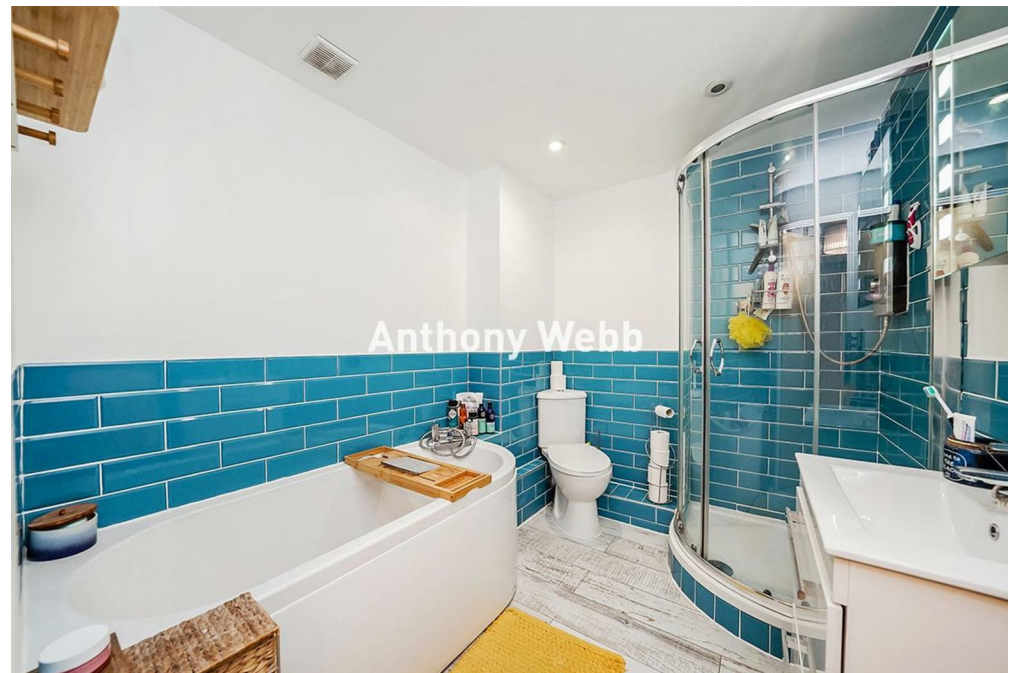
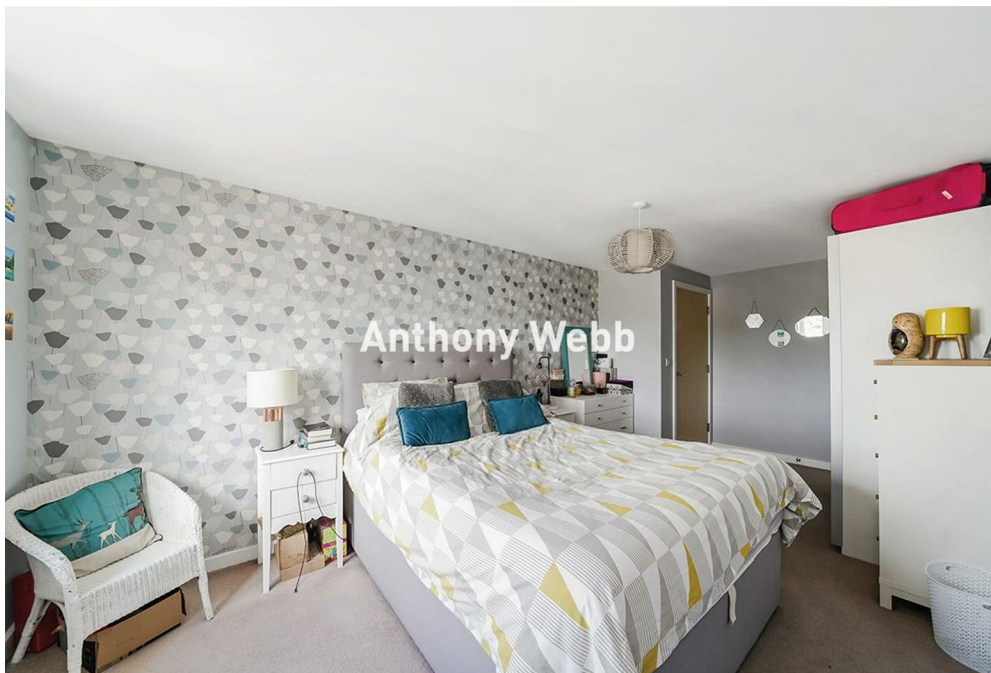
Bridgewater House is located on Green Lanes and is ideally located for of Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate. The A406 and A10 offer great road access into London and beyond.

Secure communal entrance with video entry phone system • Lift to all floors • Good size hallway with several storage cupboards • Spacious living space opening to a modern fitted kitchen • Modern bath/shower room • Two double bedrooms • Double glazing • Secure allocated parking space.

Enfield Council Tax Band D
Ground rent £300p.a
Service Charges £2297.64
Remaining lease 112 years

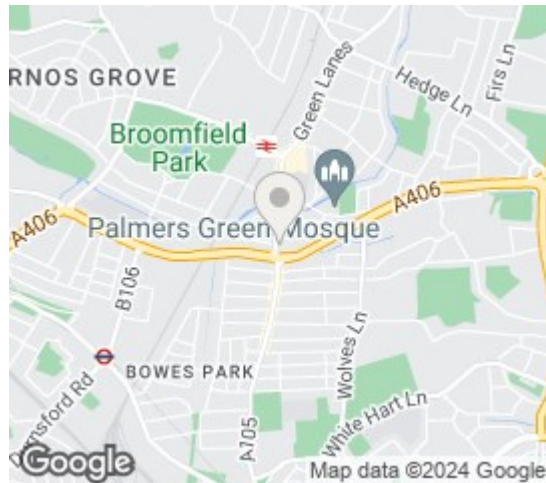
- Two double bedrooms
- Third floor apartment
- Spacious living space
- Fitted modern kitchen
- Modern bathroom with shower cubicle
- Double glazing
- Secure communal entrance
- Secure allocated parking space





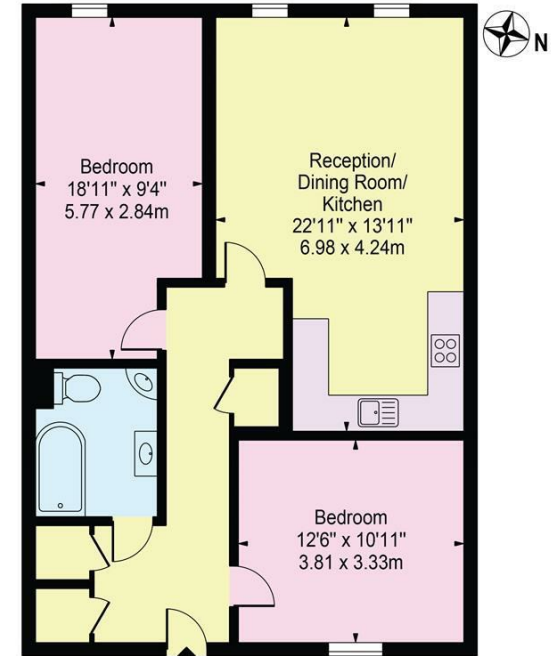
**Bridgewater House, 90 Green Lanes
Palmers Green
London
N13 5UP**

Tenure: Leasehold
Gross Internal Area: 825.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(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			
(82 plus) A			
(61-81) B			
(50-60) C			
(39-49) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

**Bridgewater House,
Green Lanes, N13 5UP**
Approx. Gross Internal Area 825 Sq Ft - 76.65 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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