



**Bayswater Close, New River Crescent, Palmers Green, London, N13**  
**Offers In Excess Of £130,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Bayswater Close, New River Crescent, Palmers Green, London, N13

40% shared ownership-IDEAL for first time buyers looking to get a foot on the property ladder. Buyers will purchase 40% of the flats overall value and pay rent/service charges on the other 60% to the housing association on a monthly basis (£327.00 rent and £179.00 service charge) Staircasing up to 100% ownership is an option after initial purchase.

A well presented CHAIN FREE one bedroom third floor modern apartment with fantastic views over the New River, Hazelwood recreation ground and the London skyline beyond.

Bayswater Close is a quiet gated development built in 2012 located off New River Crescent and ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

91 year lease • Lift to all floors • Secure communal entrance with entry phone system • Living room with balcony • Modern fitted kitchen • Modern bathroom • Double bedroom • Two large storage cupboards • Double glazing • Gas central heating • Allocated parking space.

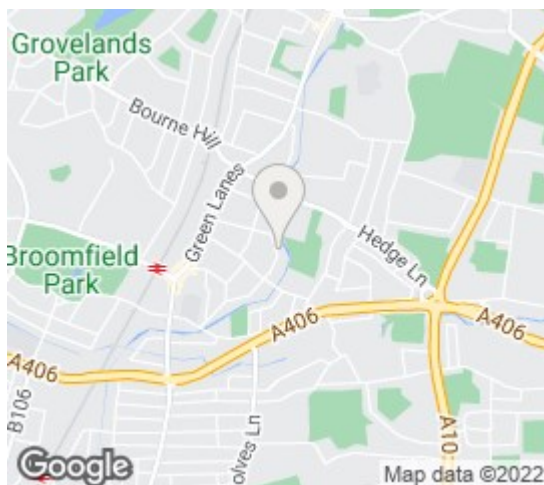
- One double bedroom
- Gated modern Apartment
- Living room
- Modern kitchen/bathroom
- Balcony with river views
- Quiet cul de sac location
- Double glazing/gas central heating
- Allocated parking space





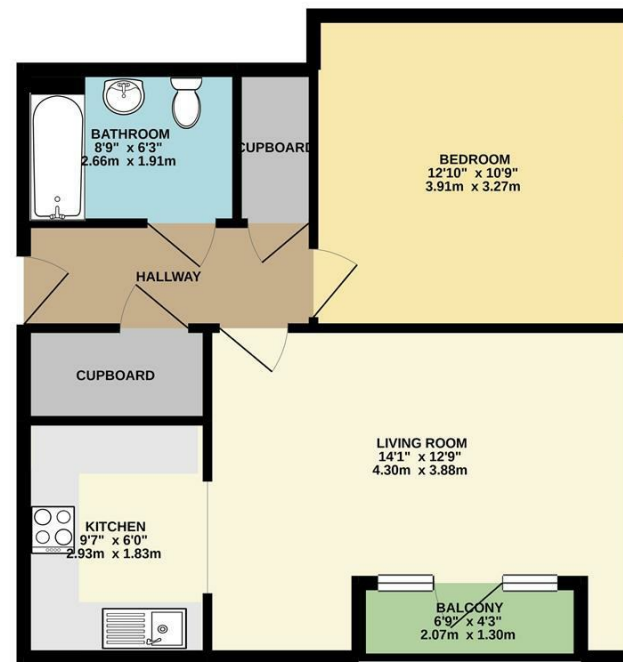
# Bayswater Close, New River Crescent Palmers Green London N13 5BF

Tenure: Leasehold  
Gross Internal Area: 527.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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	

SECOND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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 not be used as such for 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 Metrepx ©2021.

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