



Grovelands Road, Palmers Green, London, N13  
Asking Price £470,000 Leasehold - Share of Freehold

**Anthony Webb**  
ESTATE AGENTS

# Grovelands Road, Palmers Green, London, N13

CHAIN FREE one / two bedroom converted flat with SHARE OF FREEHOLD occupying the entire ground floor of this Edwardian semi detached property with fantastic potential to convert into a two bedroom flat. The property offers 775sq ft of living space including one / two receptions, fitted kitchen ,cellar, original tiled hallway, off street parking space and own section of rear garden.

Grovelands Road is a most desirable residential turning located between Fox Lane and Aldermans Hill which forms part of the Lakes conservation area. Green Lanes and Aldermans Hill provide a wealth of shops, restaurants, bus routes and mainline station into Moorgate. There are also several Green spaces nearby including Broomfield and Grovelands parks.

Remaining lease length 963 years • No ground rent or service charges • Council tax band D • Original communal front door to communal hallway • Hallway with original tessellated tiled floor and door to cellar • Spacious living room with bay window, fireplace and original ceiling features • Double bedroom with ceiling features, fireplace and door to garden • Dining room with door to fitted kitchen • Shower room • Off street parking space • Own section of rear garden with block paving and shrub borders.

- 1/2 double bedroom
- Living room/bedroom two
- Living room/Dining room
- Fitted kitchen
- Modern shower room
- Chain free
- Parking space
- Own section of garden





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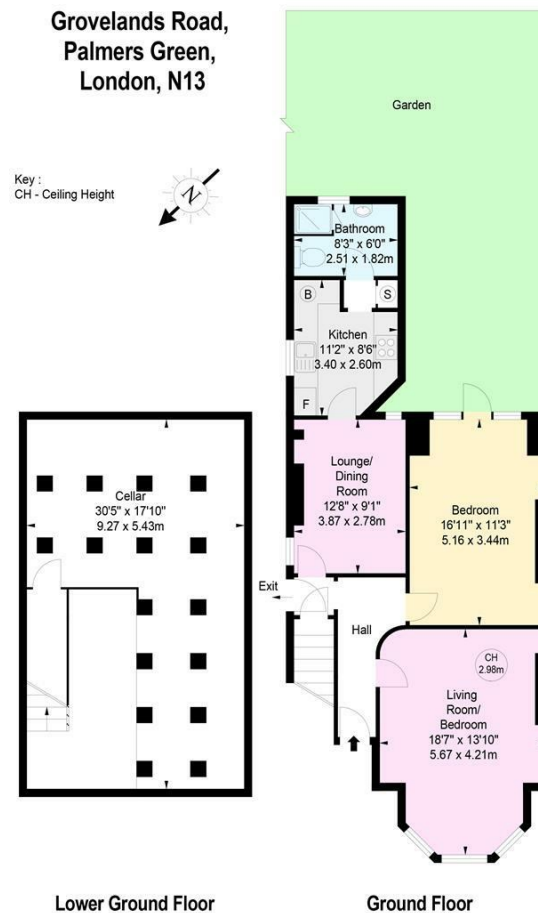
Tenure: Leasehold - Share of Freehold  
Gross Internal Area: 775.00 sq ft



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	

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Key :  
CH - Ceiling Height



This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.

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