



Grovelands Road, Palmers Green, London, N13  
Chain Free £400,000 Leasehold



# Grovelands Road, Palmers Green, London, N13

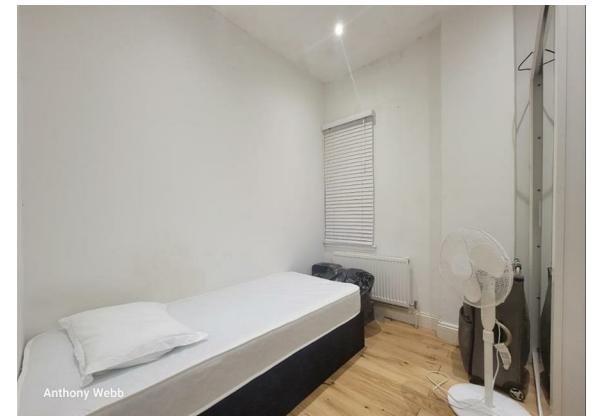
CHAIN FREE two bedroom garden flat occupying the entire ground floor of this Edwardian semi-detached property on this most desirable residential turning within the Lakes Estate conservation area. The property requires updating throughout.

Grovelands Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

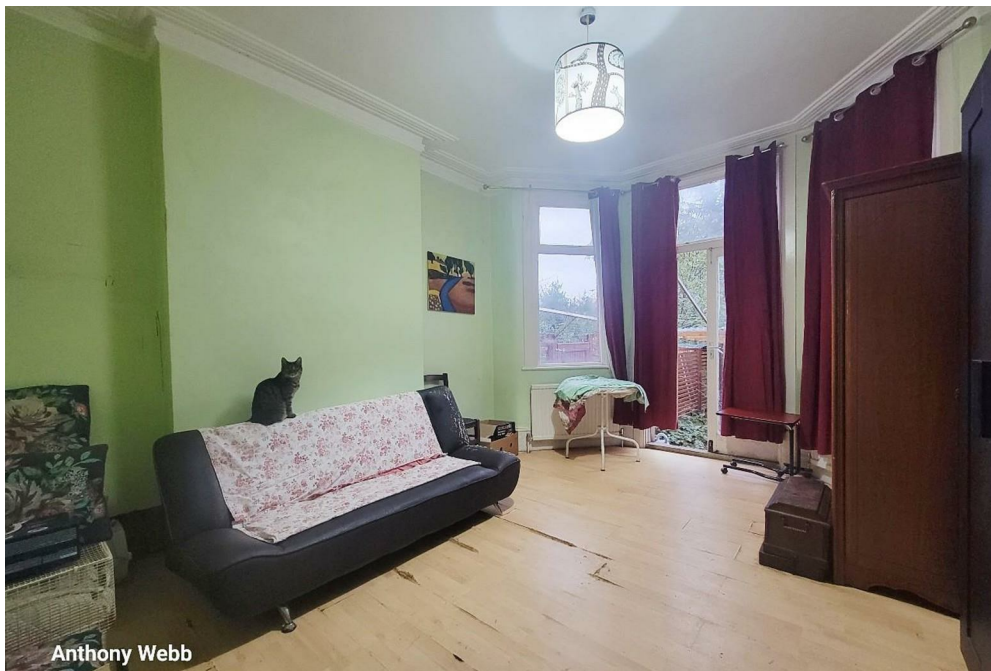
Secure communal entrance • Hallway • Kitchen with door to side return/garden • Living room with large bay window • Bathroom • Single bedroom • Main bedroom with door to own private section of garden • Gas central heating • Off street parking for two cars.

Enfield Council Tax Band D  
Remaining lease-125 years  
Ground rent £0  
Service charge £0

- Two bedrooms
- Ground floor garden flat
- Edwardian conversion
- Living room
- Kitchen
- Bathroom
- Off street parking for two cars
- Private section of garden





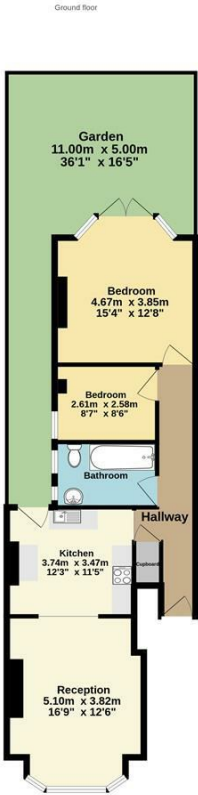


Grovelands Road  
Palmers Green  
London  
N13 4RH

Tenure: Leasehold  
Gross Internal Area: sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO <sub>2</sub> 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

