



Grovelands Road, Palmers Green, London, N13
Chain Free £425,000 Leasehold

Grovelands Road, Palmers Green, London, N13

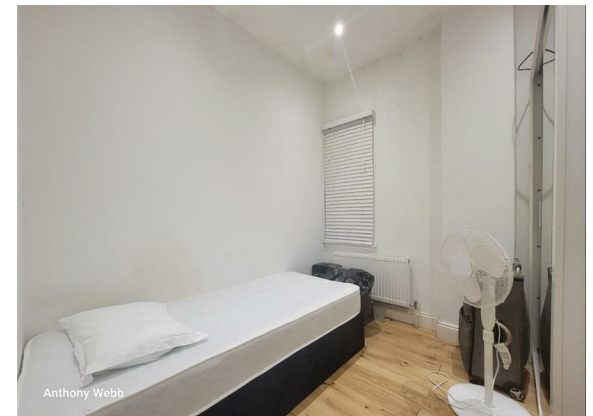
CHAIN FREE two bedroom garden flat occupying the entire ground floor of this Edwardian semi-detached property on this most desirable residential turning within the Lakes Estate conservation area. The property requires updating throughout.

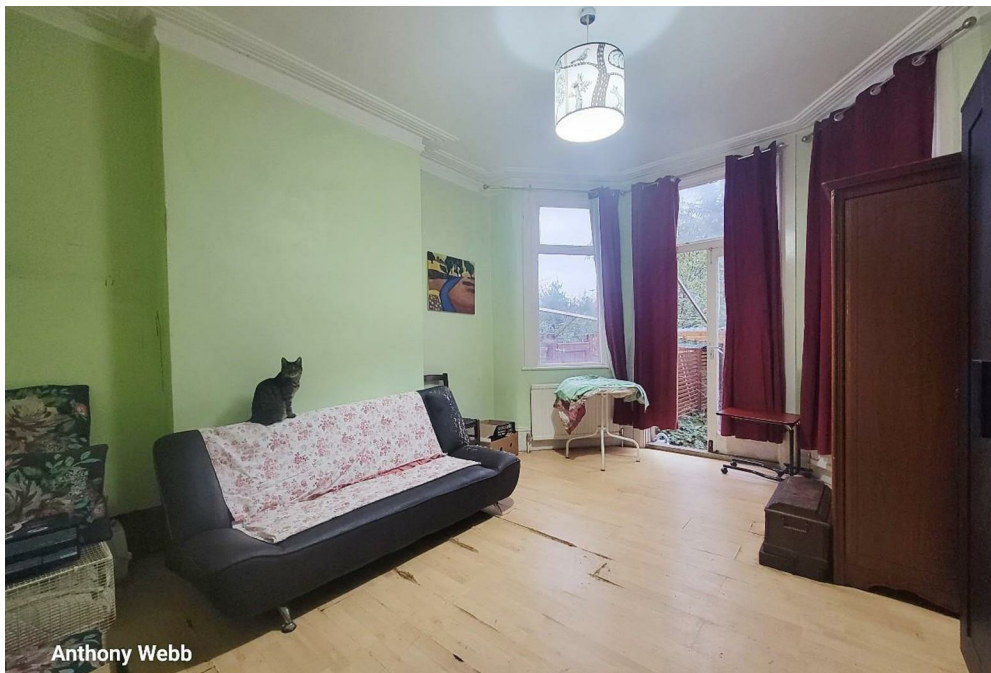
Grovelands Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands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



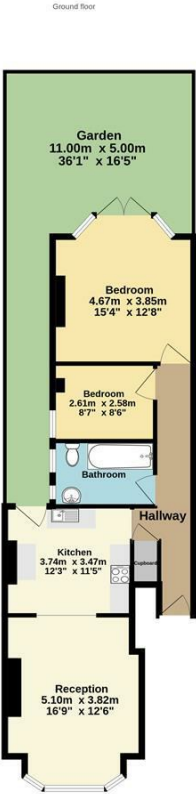


Grovelands Road
Palmers Green
London
N13 4RH

Tenure: Leasehold
Gross Internal Area: sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-38) D		
(1-14) E		
(1-14) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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 errors, omissions or mis-statements. 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.
Made with Metropix (2025)

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