



Hedge Lane, Palmers Green, London, N13  
Chain Free £800,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Hedge Lane, Palmers Green, London, N13

Investment property in the heart of Palmers Green. A HMO ready extended Edwardian terrace property which offers five bedrooms and four bath/shower rooms over three storeys. The property has been extended and renovated to a high standard by the current vendor and could be let straight away. We feel the property can achieve an annual gross income in the region of £50,000 per annum.

The property is located off Green Lanes and has a wealth of shops, cafes, restaurants, and bus routes within a few moments walk. Palmers Green mainline station is within easy walking distance with Southgate underground station a short ride away via the W6 bus route.

The ground floor consists of a spacious double bedroom to front with modern ensuite bath/shower room and fitted wardrobes, generous extended open plan living/dining/kitchen space to rear with doors to garden, modern fitted kitchen with appliances, guest cloak room and utility cupboard. The first floor offers two double bedrooms with fitted wardrobes, one with an ensuite shower room, a single bedroom with fitted wardrobes and a large modern bath/shower room. The converted loft space offers a good size double bedroom with an en-suite bath/shower room.

Enfield Council Tax Band E

- Five bedrooms (one on ground floor)
- Edwardian terrace house
- Open plan modern kitchen/dining space
- New modern fitted kitchen
- Four bath/shower rooms (three en-suites)
- Ground floor cloakroom and utility cupboard
- Double glazing/gas central heating
- Front and rear gardens





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Tenure: Freehold  
Gross Internal Area: 1878.00 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			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 174.5 sq.m. (1878 sq.ft.) approx.  
 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 error, omission or mis-statement. 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 is given as to their operability or efficiency can be given.  
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