



Shapland Way, Palmers Green, London, N13
Chain Free £250,000 Leasehold

Anthony Webb
ESTATE AGENTS

Shapland Way, Palmers Green, London, N13 4EZ

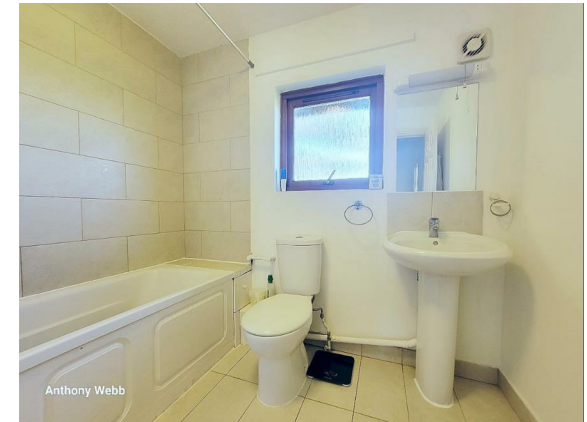
A modern one double bedroom apartment located on the second floor of this purpose built block situated in the heart of Palmers Green.

Shapland Way is a popular development built in the late 1990s and is situated off Broomfield Lane a few minutes walk to Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate.

Secure communal entrance with entry phone system • Stairs to second floor • Hallway with two storage cupboards • Spacious living room • Fitted modern kitchen with serving hatch to living room • Modern bathroom • good size double bedroom • Gas central heating • Double glazing • Allocated parking space.

Remaining Lease-155 years
Ground rent £0
Service charges £2,176.82 p.a
Enfield Council Tax Band D

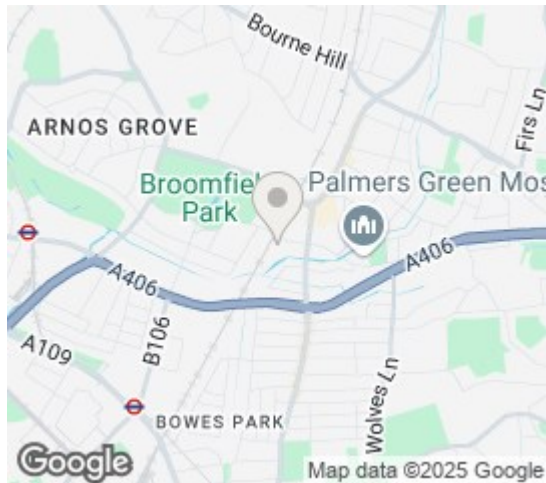
- One double bedroom
- Second floor apartment
- Living room
- Modern kitchen
- Modern bathroom
- Gas central heating/double glazing
- Secure communal entrance
- Allocated parking space



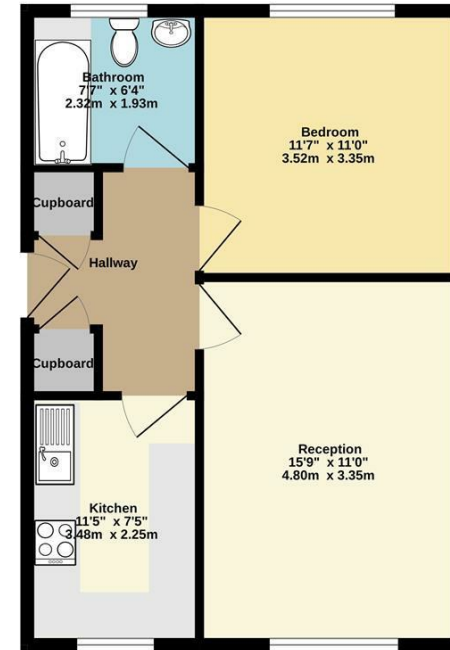
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Second floor
517 sq.ft. (48.0 sq.m.) approx.

Gross Internal Area: 517.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(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			
(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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.
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