

Hamilton Crescent, Palmers Green, London, N13
Offers In Excess Of £250,000 Leasehold

Anthony Webb
ESTATE AGENTS

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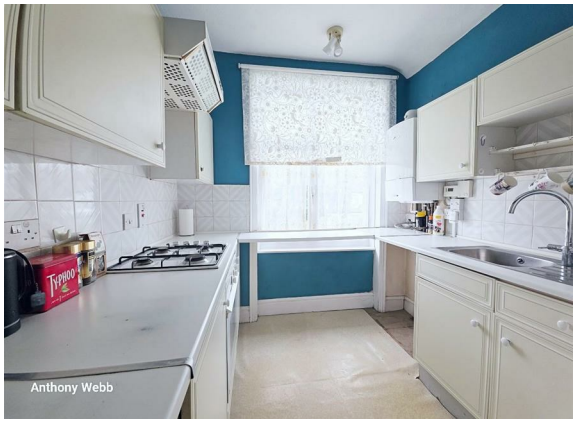
A CASH BUYER needed due to 60 year remaining lease for a chain free spacious two bedroom first floor Edwardian period flat requiring full modernisation. The property which is well located, benefits from a front garden, two good sized bedrooms and its own private entrance.

Hamilton Crescent is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Private entrance hall • Front door and stairs leading to first floor • Landing with access to loft space • Well proportioned reception with period fireplace and bay window • Kitchen • Two good sized double bedrooms, one with fitted wardrobes • Shower room with separate w.c and gas central heating.

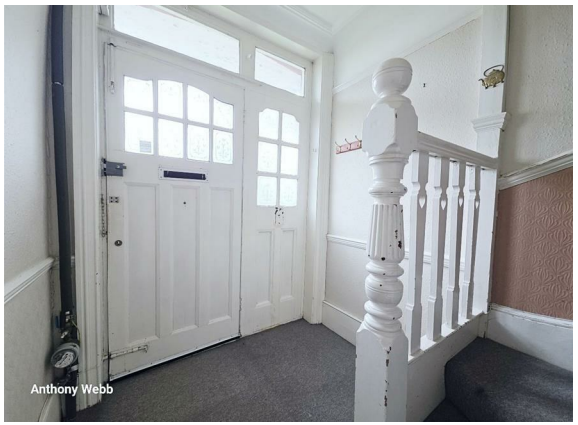
Remaining lease-60 years
Ground rent £200 p. a.
Service charges £0
Enfield Council tax band C

- Chain free
- Two double bedrooms
- First floor flat
- Spacious reception
- Kitchen and shower room
- Loft storage space
- Own private entrance
- Front garden










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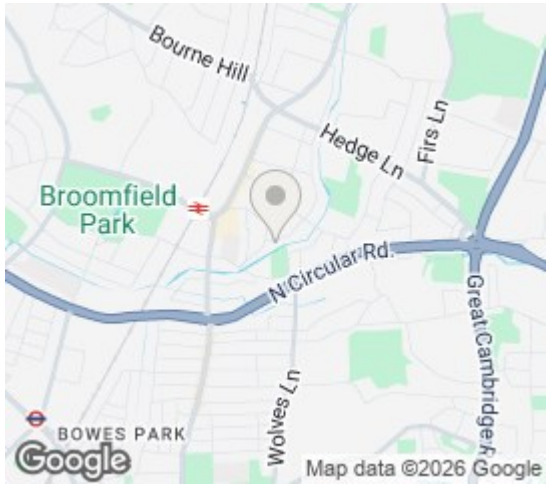

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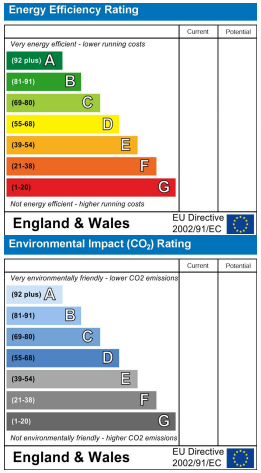

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Palmers Green
London
N13 5LW

Tenure: Leasehold
Gross Internal Area: 782.00 sq ft







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