



Hamilton Crescent, Palmers Green, London, N13
Chain Free £275,000 Leasehold

Anthony Webb
ESTATE AGENTS

Hamilton Crescent, Palmers Green, London, N13

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





Hamilton Crescent
Palmers Green
London
N13 5LW

Tenure: Leasehold
Gross Internal Area: 782.00 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		
(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		
(50-60) C		
(35-49) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ 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 5LW
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS