

FOR SALE



Green Lanes, Palmers Green, London, N13
£235,000 Leasehold

Anthony Webb
ESTATE AGENTS



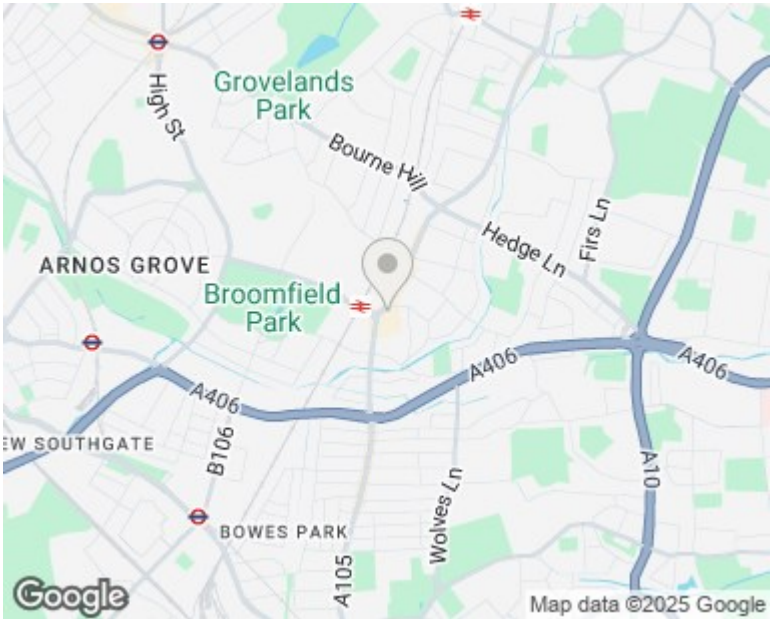
Green Lanes, Palmers Green, London, N13

One bedroom flat located in the Heart of Palmers Green N13. The flat would be a great buy to let investment or first time buyer purchase.

Situated on the first floor to the rear of this purpose built block on Green Lanes, the property is surrounded by shops, restaurants and a few minutes walk to Broomfield Park and the mainline station into Moorgate. The property consists of a living room, a kitchen area, a bathroom, a bedroom, gas central heating with recently installed combination boiler, double glazing, entry phone system and rear terrace/fire escape.

Remaining lease -185 years
Ground rent £0
Service charges £1000 p.a
Enfield Council Tax Band B

- One bedroom
- First floor apartment
- Living room
- Kitchen
- Bathroom
- Double glazing/gas central heating
- Terrace/fire escape
- Close to shops/station

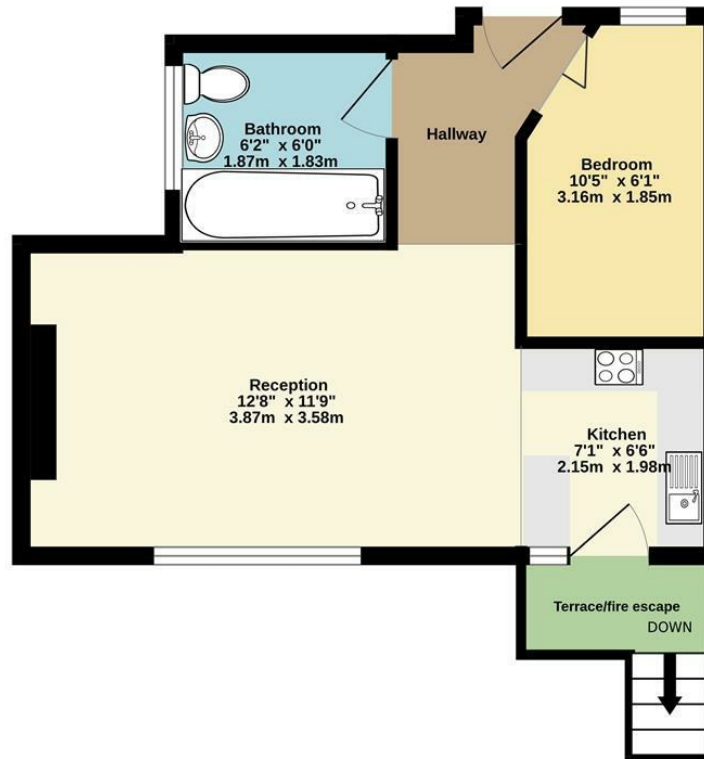


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		



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First floor



TOTAL FLOOR AREA: 366sq.ft. (34.0 sq.m.) 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 as to their operability or efficiency can be given.
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