



Bridgewater House, 90 Green Lanes, Palmers Green, London, N13
£325,000 Leasehold

Anthony Webb
ESTATE AGENTS

Bridgewater House, 90 Green Lanes, Palmers Green, London, N13

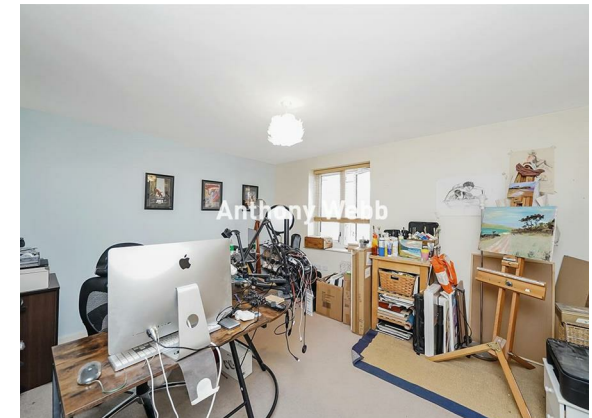
A well presented 2011 built two double bedroom third floor apartment offering an impressive 825sq ft of bright and airy living space.

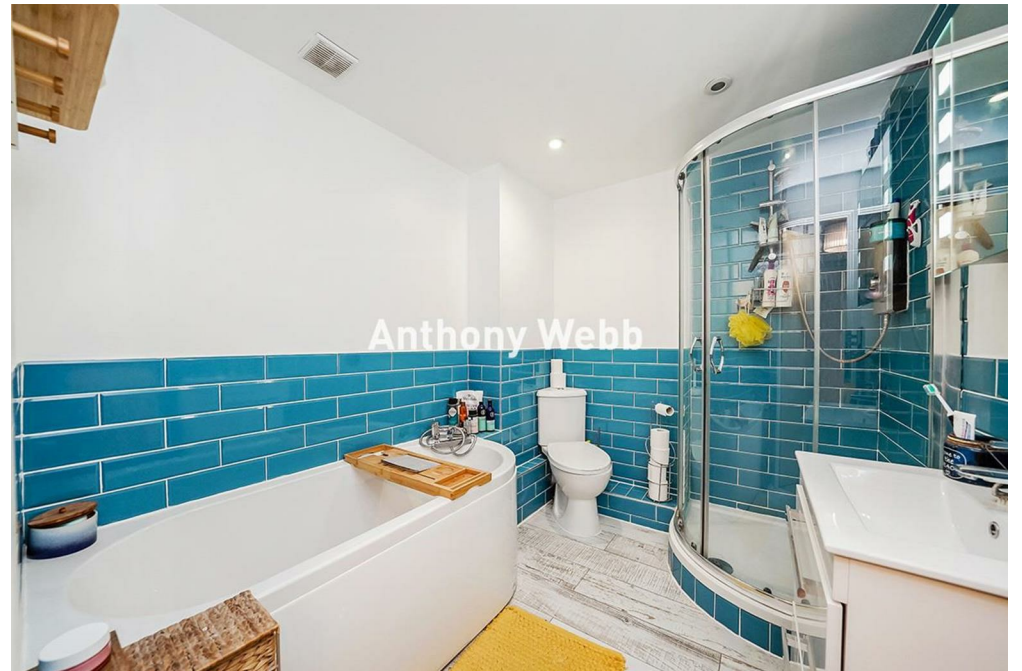
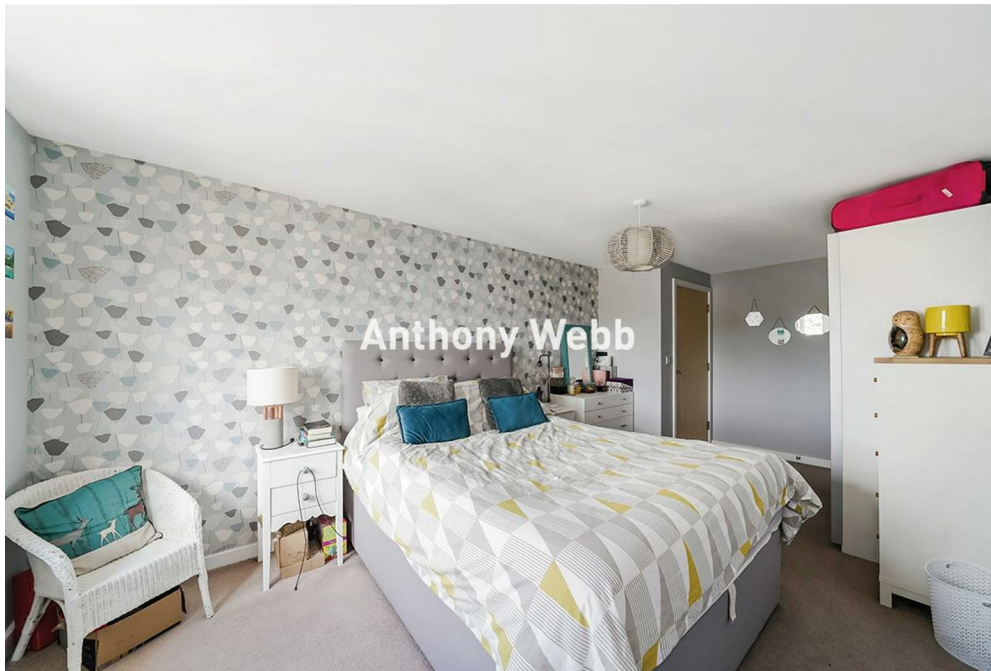
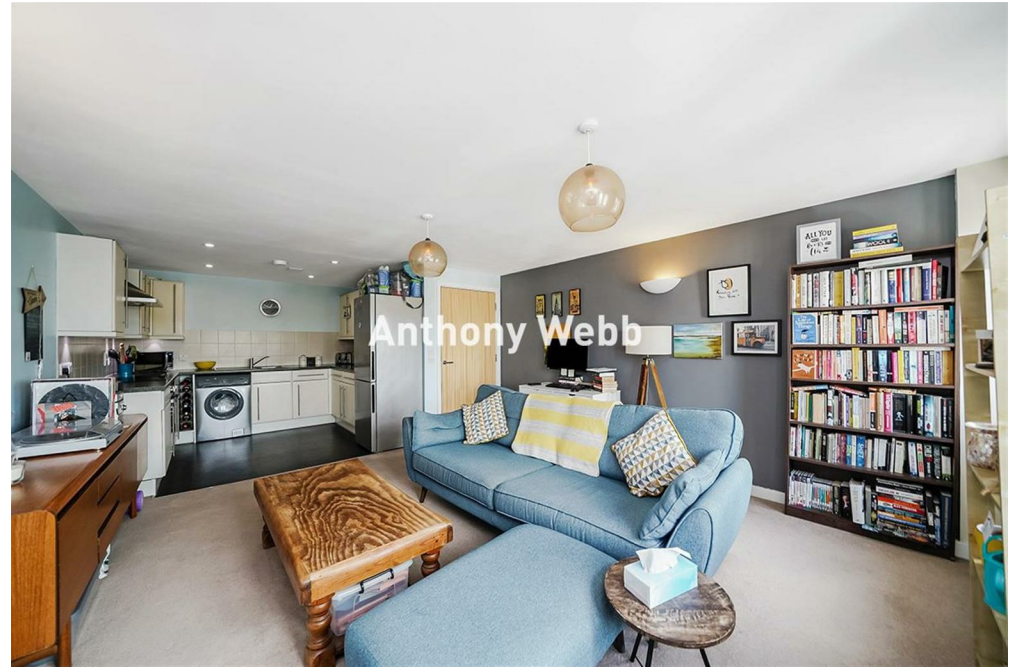
Bridgewater House is located on Green Lanes and is ideally located for of Palmers Greens shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate. The A406 and A10 offer great road access into London and beyond.

Secure communal entrance with video entry phone system • Lift to all floors • Good size hallway with several storage cupboards • Spacious living space opening to a modern fitted kitchen • Modern bath/shower room • Two double bedrooms • Double glazing • Secure allocated parking space.

Enfield Council Tax Band D
Ground rent £300p.a
Service Charges £2297.64
Remaining lease 112 years

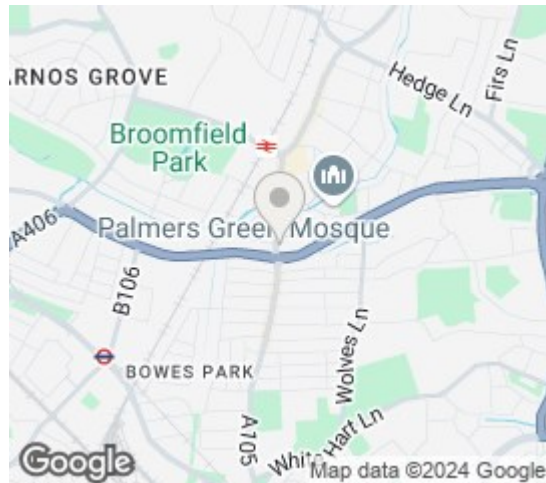
- Two double bedrooms
- Third floor apartment
- Spacious living space
- Fitted modern kitchen
- Modern bathroom with shower cubicle
- Double glazing
- Secure communal entrance
- Secure allocated parking space





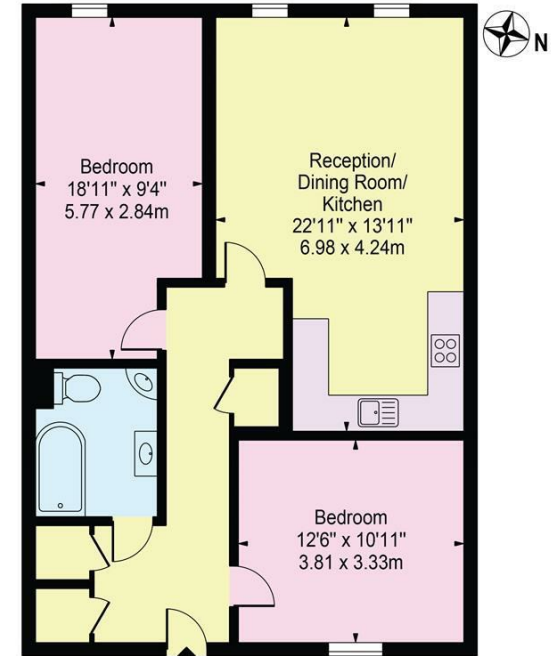
**Bridgewater House, 90 Green Lanes
Palmers Green
London
N13 5UP**

Tenure: Leasehold
Gross Internal Area: 825.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(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 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			

**Bridgewater House,
Green Lanes, N13 5UP**
Approx. Gross Internal Area 825 Sq Ft - 76.65 Sq M



Third Floor
For Illustration Purposes Only - Not To Scale

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