



Anthony Webb

FOR SALE
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FLAT

Lightcliffe Road, Palmers Green, London, N13
Chain Free £450,000 Leasehold - Share of Freehold

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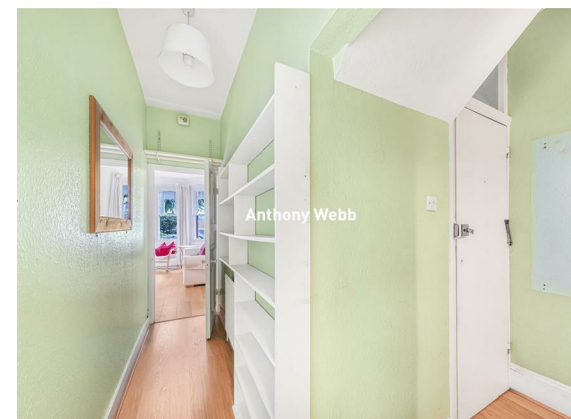
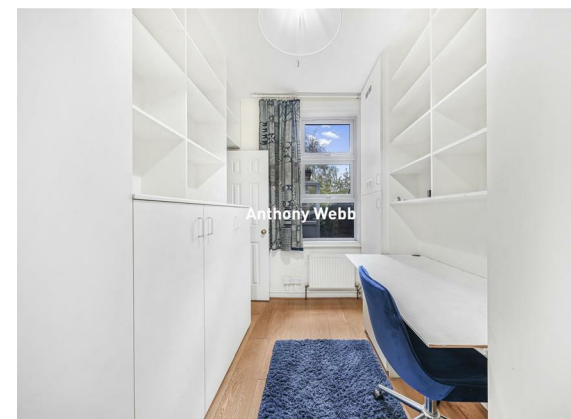
A two bedroom converted flat with private rear garden occupying the entire ground floor of this Edwardian period property.

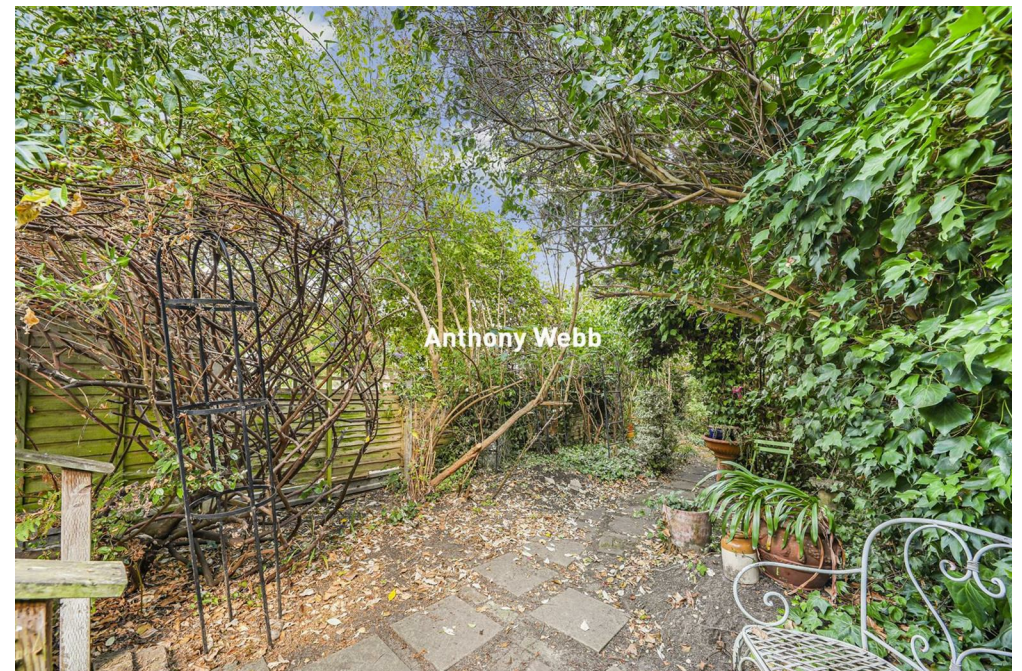
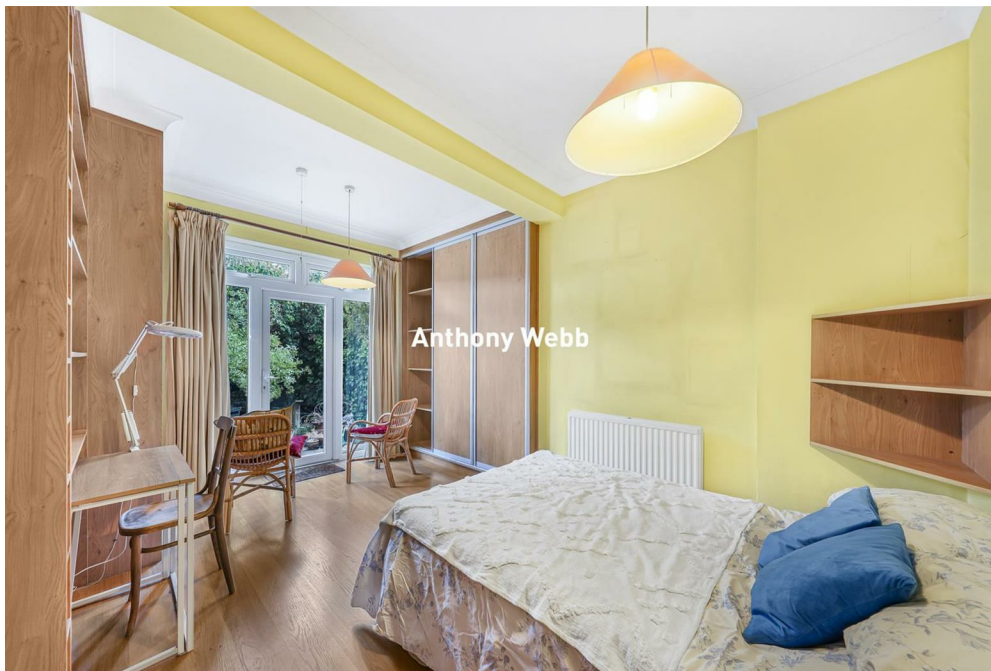
Located off Hazelwood Lane, Lightcliffe Road is a quiet residential turning benefiting from a vibrant community with excellent local amenities, including shops, restaurants, parks, and schools. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Secure communal entrance with original tessellated tiled floor • Hallway • Living room with period fireplace and bay window • Fitted kitchen with door to side return/garden • Modern shower room • Double bedroom with doors to garden • Second bedroom/office • Gas central heating • Double glazing • Mature rear garden with paved patio area.

Enfield Council Tax Band C
Share of Freehold with new lease of 999 years
Ground rent- n/a
Service charges- n/a

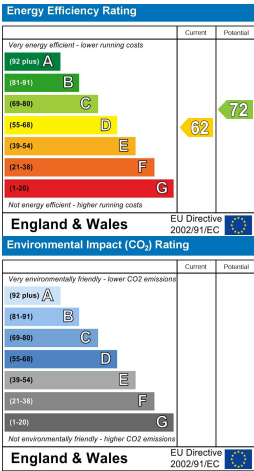
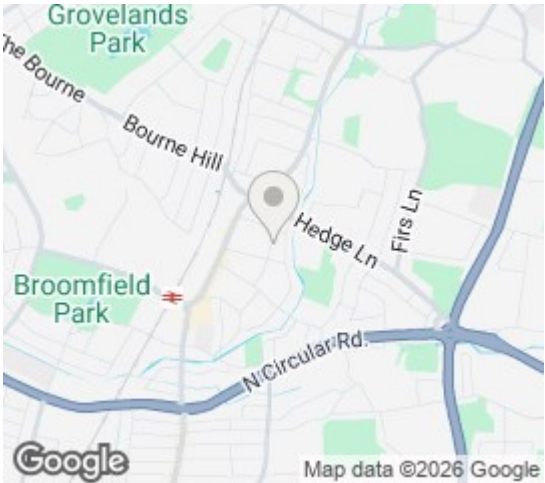
- Two bedrooms
- Edwardian ground floor flat
- Bay fronted reception
- Fitted kitchen
- Shower room
- Gas central heating
- Double glazing
- Private rear garden



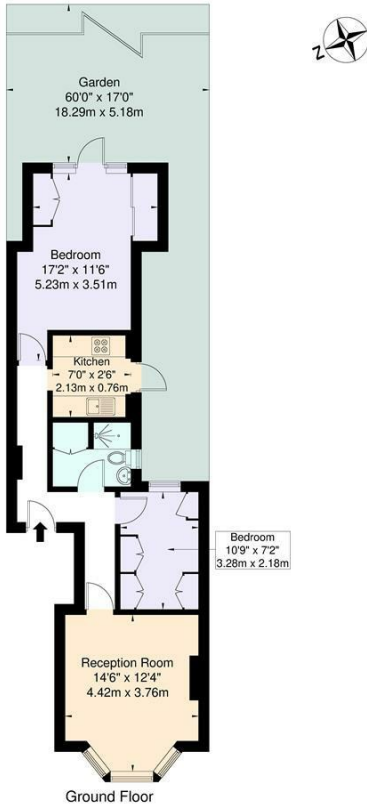


Lightcliffe Road
Palmers Green
London
N13 5PW

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 609.00 sq ft



Lightcliffe Road, Palmers Green, N13 5PW
Approximate Gross Internal Area = 56.6 sq m / 609 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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