



**Grovelands Road, Palmers Green, London, N13**  
**Chain Free £400,000 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# Grovelands Road, Palmers Green, London, N13

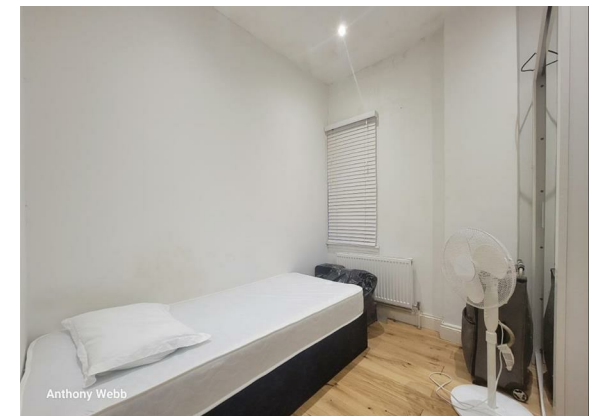
CHAIN FREE two bedroom garden flat occupying the entire ground floor of this Edwardian semi-detached property on this most desirable residential turning within the Lakes Estate conservation area. The property requires updating throughout.

Grovelands Road is located between Fox Lane and Aldermans Hill and is within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W6 bus route. Both Broomfield Park and Grovelands Park are also within easy reach.

Secure communal entrance • Hallway • Kitchen with door to side return/garden • Living room with large bay window • Bathroom • Single bedroom • Main bedroom with door to own private section of garden • Gas central heating • Off street parking for two cars.

Enfield Council Tax Band D  
Remaining lease-125 years  
Ground rent £0  
Service charge £0

- Two bedrooms
- Ground floor garden flat
- Edwardian conversion
- Living room
- Kitchen
- Bathroom
- Off street parking for two cars
- Private section of garden





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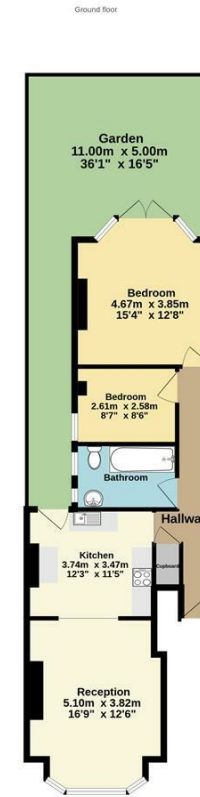
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# Grovelands Road Palmers Green London N13 4RH

Tenure: Leasehold  
Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(50-60) <b>C</b>			
(39-49) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While 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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