



Hazelwood Lane, Palmers Green, London, N13
£475,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

Well presented two bedroom flat occupying the entire ground floor of this converted Edwardian property with hardstanding and sole use of private rear garden.

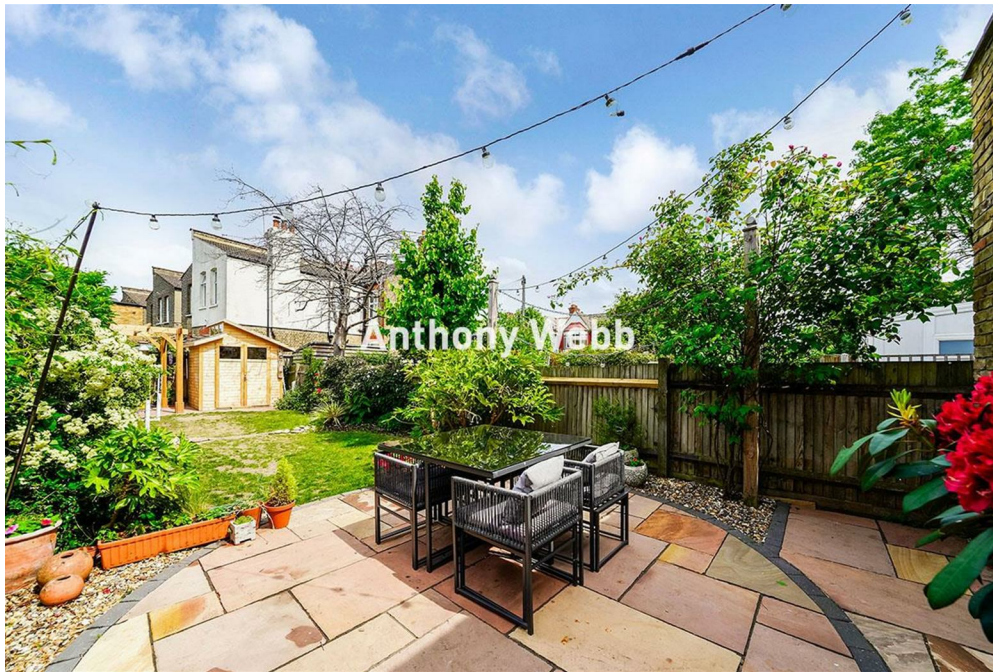
Hazelwood Lane is a popular residential turning off Green Lanes close to Palmers Greens shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Broomfield Park and the New River are also a short walk. The property is within the popular Hazelwood primary school catchment area.

Secure communal entrance • Living room with bay window, period ceiling features and feature fireplace • Fitted kitchen/diner with door to side return and garden • Internal hallway with original tessellated tiled floor and storage cupboard • Period bathroom with roll top bath • Main bedroom with double doors to garden • Good size second bedroom • Double glazing • Gas central heating • Hardstanding to front • Garden to rear with paved patio, shrub borders and lawn.

Enfield Council Tax Band C
Share of Freehold
Remaining length of lease 963 years
Ground rent N/A
Service charges N/A

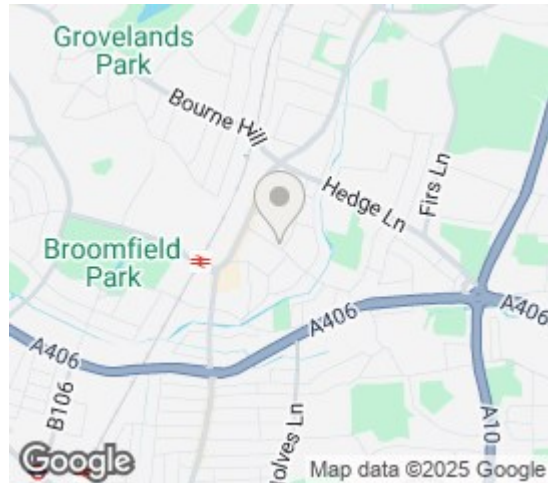
- Two bedrooms
- Ground floor Edwardian flat
- Living room
- Kitchen/diner
- Bathroom
- Double glazed/gas central heating
- Hardstanding to front
- Private rear garden





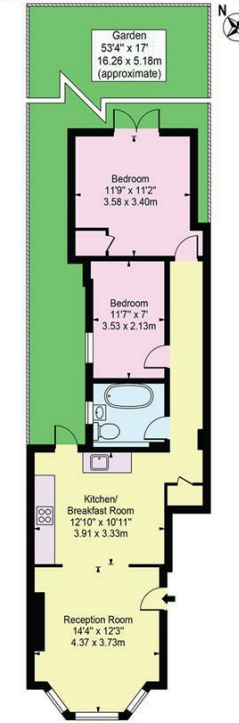
**Hazelwood Lane
Palmers Green
London
N13 5HB**

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 669.00 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			
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	

Hazelwood Lane,
Palmers Green, N13 5HB
Approx. Gross Internal Area 669 Sq Ft - 62.12 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

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