



Lodge Drive, Palmers Green, London, N13
Chain Free £375,000 Leasehold

Anthony Webb
ESTATE AGENTS

Lodge Drive, Palmers Green, London, N13

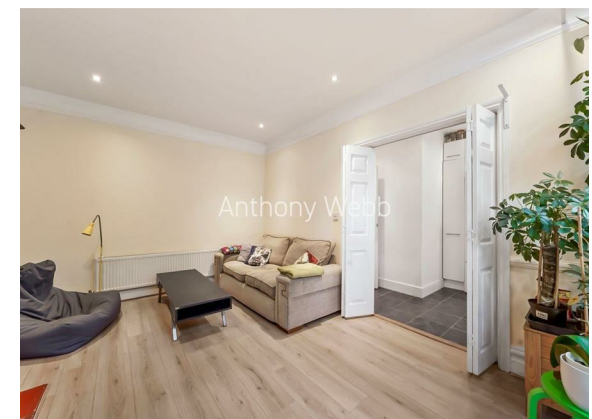
CHAIN FREE one double bedroom converted flat occupying the entire ground floor of this Edwardian property offering a spacious living space, kitchen/diner, bathroom, off street parking and south facing private rear garden.

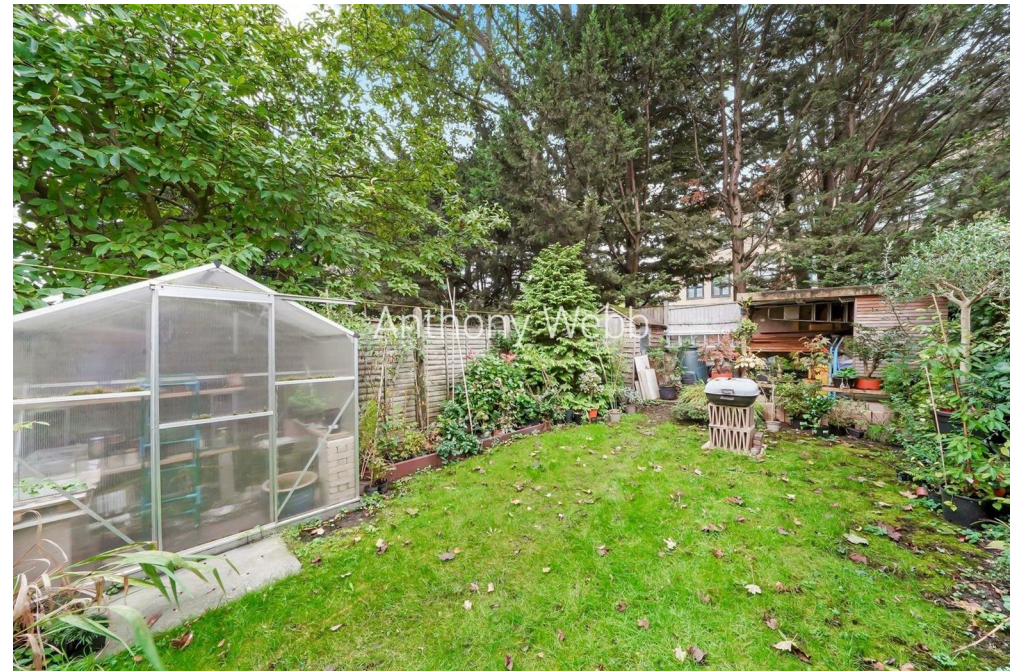
Lodge Drive is a popular residential turning off Green Lanes within a few minutes walk of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park.

• Living room with large bay window and feature fireplace • Kitchen/diner with door to garden • Spacious double bedroom with large bay window and feature fireplace • Bathroom with tiled floor/walls • Gas central heating • Double glazing • Parking space to front • Private south facing rear garden.

108 year lease remaining
Service charge/ground rent-T.B.C
Enfield Council Tax Band C

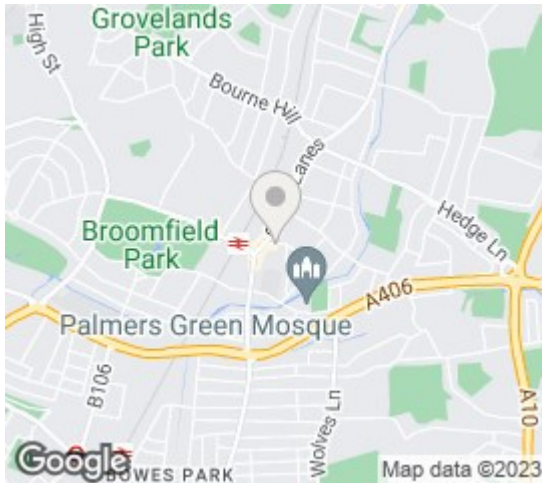
- One double bedroom
- Edwardian converted flat
- Spacious living room
- Fitted kitchen/diner
- Bathroom
- Double glazing/gas central heating
- Off street parking space
- Private rear garden





Lodge Drive Palmers Green London N13 5LB

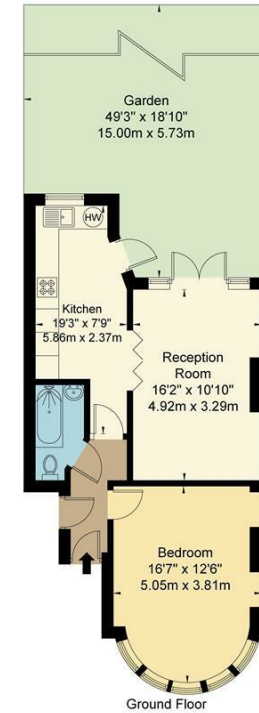
Tenure: Leasehold
Gross Internal Area: 565.00 sq ft



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		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	

Lodge Drive London N13 5LB

Approx Gross Internal Area = 52.5 sq m / 565 sq ft



Ref

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS