



Hamilton Way, Palmers Green, London, N13
Offers In Excess Of £300,000 Freehold

Anthony Webb
ESTATE AGENTS

Hamilton Way, Palmers Green, London, N13

A CHAIN FREE rarely available one bedroom FREEHOLD house in excellent decorative order which would be ideal for first time buyers or buy to let investors (Potential rental income of £1300pcm)

Hamilton Way is a quiet cul-de-sac turning off Hamilton Crescent within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Communal grounds Service Charge is £280 per annum • Council tax band C • Living room with wood floor and bay window • Modern fitted kitchen with tiled floor • First floor modern bathroom • Double bedroom with fitted wardrobe and wood floor • Loft space with pull down ladder • Electric heating • Double glazed windows • Communal gardens • Allocated parking space.

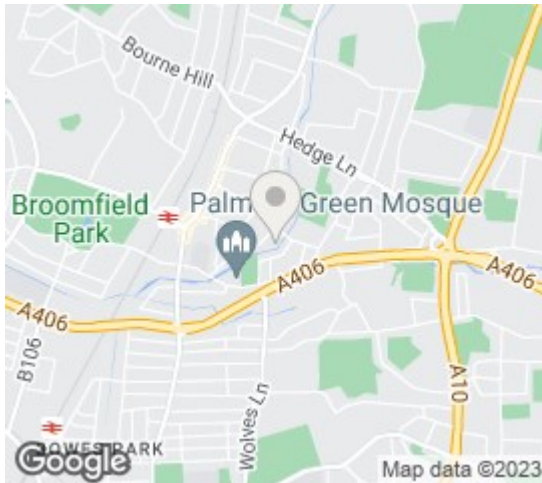
- One double bedroom
- End of terrace house
- Living room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Loft space
- Allocated parking space
- Communal gardens





**Hamilton Way
Palmers Green
London
N13 5LS**

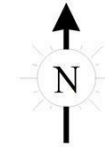
Tenure: Freehold
Gross Internal Area: 420.00 sq ft



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			
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Not environmentally friendly - higher CO ₂ emissions			
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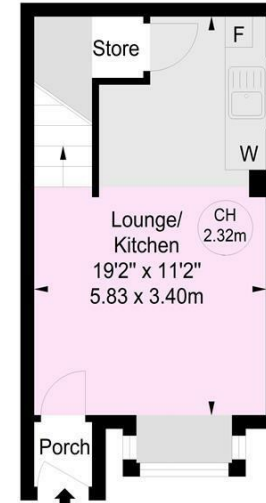
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Approximate gross internal area
41.62 sq m / 448 sq ft



Key :
CH - Ceiling Height

Bathroom
7'10" x 4'9"
2.38 x 1.45m



Ground Floor



First Floor

This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

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