



**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.

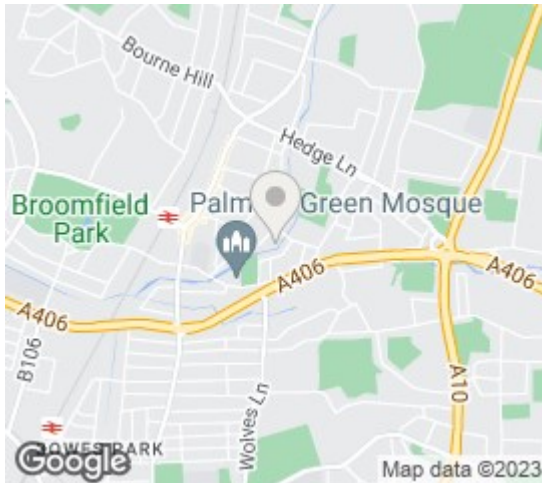
- One double bedroom
- End of terrace house
- Living room
- Modern kitchen/bathroom
- Double glazing/gas central heating
- Loft space
- Allocated parking space
- Communal gardens





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

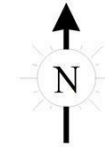
Tenure: Freehold  
Gross Internal Area: 420.00 sq ft



| 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                     |  |                         |           |
| <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 |  |                         |           |
| (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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

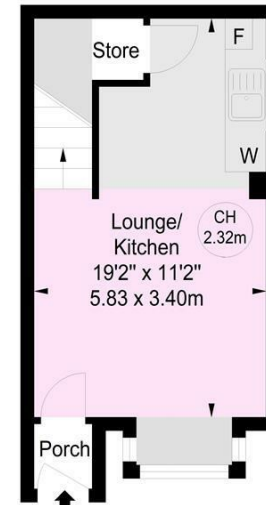
**Hamilton Way,  
London, N13**

Approximate gross internal area  
41.62 sq m / 448 sq ft

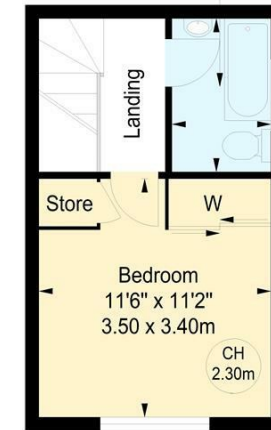


Key :  
CH - Ceiling Height

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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