



**Lightcliffe Road, Palmers Green, London, N13**  
**Offers In Excess Of £500,000 Share of Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

Stunning two bedroom ground floor Edwardian garden flat which has been completely renovated to a high standard by the current vendors.

Lightcliffe road is a popular residential turning off Hazelwood Lane 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.

Attractive front garden and communal entrance • Hallway with tiled floor, under floor heating and storage cupboard • Main bedroom to front with wood floor and bay window • Second bedroom with wood floor • Both bedrooms have sound proofed ceilings • Modern bath/shower room with under floor heating and mood lighting • Beautiful fitted kitchen with appliances, central island/breakfast bar and tiled floor with under floor heating • Fabulous extended living space with under floor heating, a large skylight and folding doors to patio terrace and garden • Double glazing • Gas central heating • Cat 6 internet port in all rooms • Landscaped private rear garden with porcelain patio terrace and new lawn area measuring 75ft x 17ft.

Enfield Council Tax Band C  
Remaining length of lease 111 years  
Ground rent N/A  
Service charges N/A

- Two bedrooms
- Edwardian period conversion
- Open plan living/kitchen space
- Contemporary fitted kitchen
- Contemporary bath/shower room
- Newly refurbished
- Landscaped rear garden
- Close to shops/station





# Lightcliffe Road Palmers Green London N13 5HD

Tenure: Share of Freehold  
Gross Internal Area: 646.00 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		57	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(50-60) C			
(35-49) D			
(20-34) E			
(11-19) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
646 sq ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq ft. (60.0 sq.m.) approx.

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