



Green Lanes, Palmers Green, London, N13
Chain Free £329,995 Leasehold

Anthony Webb
ESTATE AGENTS

Green Lanes, Palmers Green, London, N13

A CHAIN FREE spacious one double bedroom ground floor maisonette with own front door, cellar, off street parking and sole use of rear garden. The property has just been recently decorated and would make an ideal first time purchase or investment property.

The property is ideally located for both Palmers Green and Winchmore Hills shops, restaurants and mainline stations into Moorgate as well as various bus routes to Southgate, Enfield Town and beyond.

Own front door • Hallway with laminate floor and door to cellar • Good size living room • Kitchen/diner with a tiled floor • Bathroom with tiled floor • Gas central heating • Double glazing • Own off street parking space • West facing rear garden measuring 85ft x 21ft.

Lease - 141 years remaining.

Council Tax band C

- One double bedroom
- Edwardian Ground floor flat
- Living room
- Kitchen/diner
- Cellar
- Double glazing/gas central heating
- Off street parking space
- West facing rear garden





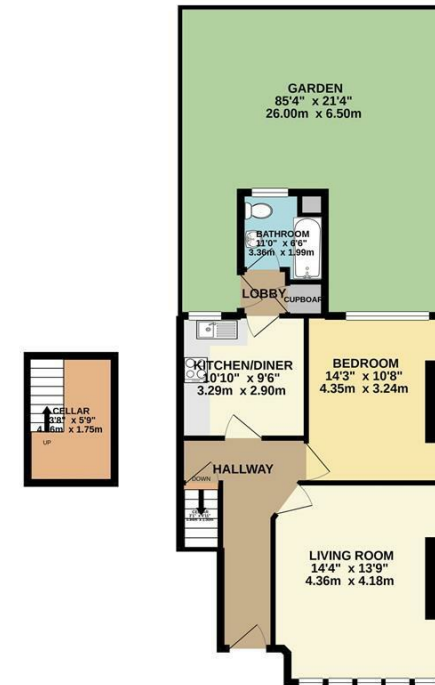
Green Lanes Palmers Green London N13 4EB

Tenure: Leasehold
Gross Internal Area: 563.00 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	

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
Made with Metropix ©2023

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