



**New River Crescent, Palmers Green, London, N13**  
**Chain Free £419,995 Leasehold**

**Anthony Webb**  
ESTATE AGENTS

# New River Crescent, Palmers Green, London, N13

A modern and well presented two bedroom, two bath/shower room ground floor apartment offering close to 800sq ft of bright and airy living space with own private garden looking onto the New River.

Bayswater Close is a quiet gated development built in 2012 located off New River Crescent and ideally located for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. The New River and Hazelwood recreation ground area are a short walk away.

Secure communal entrance with video entry phone system • Good size hallway • Spacious open plan living/dining room with door to garden • Modern fitted kitchen with quartz work surface and integrated appliances • Modern bathroom • Main bedroom with bay window and en-suite shower room • Second double bedroom • Double glazing • Gas central heating • Allocated parking space.

111 years lease remaining  
Service charge £3066 p.a  
Ground rent £277.85  
Ground rent review in 2032  
Enfield Council tax band D

- Two bedrooms
- Ground floor apartment
- Spacious living room
- Modern fitted kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Allocated parking space
- Own private rear garden
- Secure communal entrance
- Within gated development



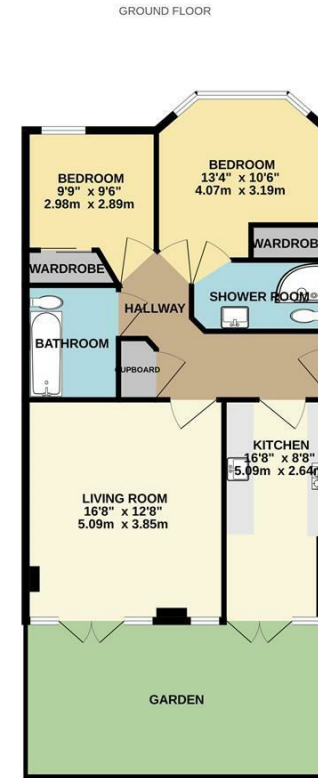


# New River Crescent Palmers Green London N13 5BF

Tenure: Leasehold  
Gross Internal Area: 786.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 <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			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 786sq ft (73.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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 a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix C2023

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, Palms Green, London N13 5TJ  
020 8882 7888  
palmsgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS