



Lodge Drive, Palmers Green, London, N13  
Offers In Excess Of £325,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Lodge Drive, Palmers Green, London, N13

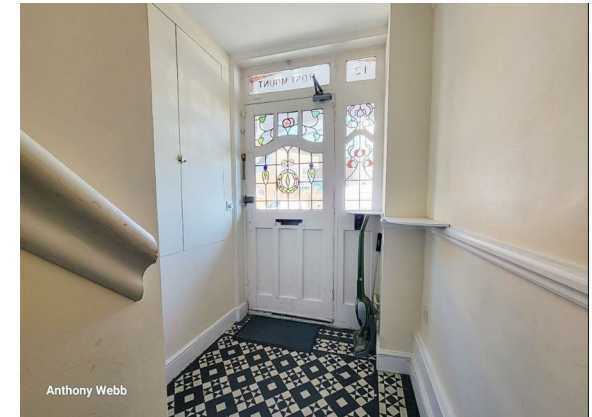
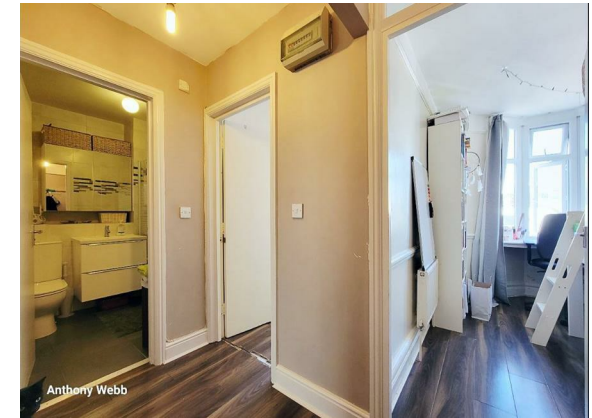
CHAIN FREE Two bedroom converted flat occupying the first floor of this Edwardian property offering a spacious living space, modern kitchen, modern bathroom and off street parking.

Lodge Drive is a popular residential turning off Green Lanes within a few minutes walk of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park.

Secure communal entrance with original tessellated tiled floor and entry phone system • Living room with feature fireplace • Modern fitted kitchen • Double bedroom with large bay window • Single second bedroom with bay window • Modern bathroom • Gas central heating • Double glazing • Parking space to front .

106 year lease remaining  
Service charge/ground rent-N/A  
Enfield Council Tax Band C

- Two bedrooms
- First floor flat
- Modern kitchen
- Spacious living room
- Modern bathroom
- Double glazing/gas central heating
- Secure communal entrance
- Close to shops/station



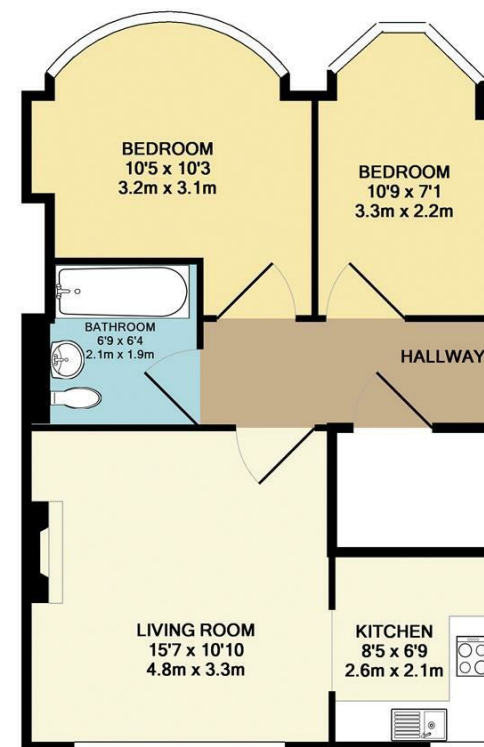


Lodge Drive  
Palmers Green  
London  
N13 5LB

Tenure: Leasehold  
Gross Internal Area: 614.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		75	
(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 APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given  
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