



Lightcliffe Road, Palmers Green, London, N13
Chain Free £399,995 Leasehold

Anthony Webb
ESTATE AGENTS

Lightcliffe Road, Palmers Green, London, N13

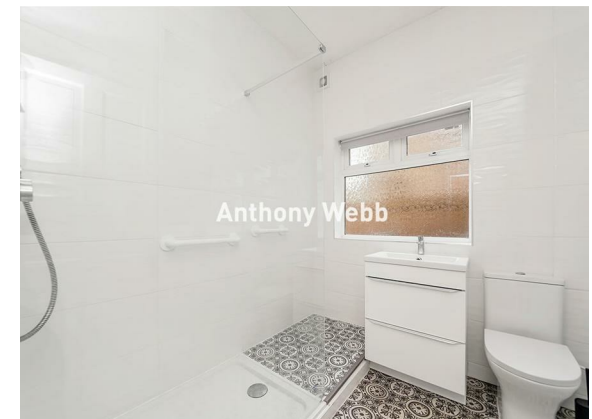
Well presented one double bedroom converted flat with private rear garden occupying the entire ground floor of this Edwardian end of terrace property.

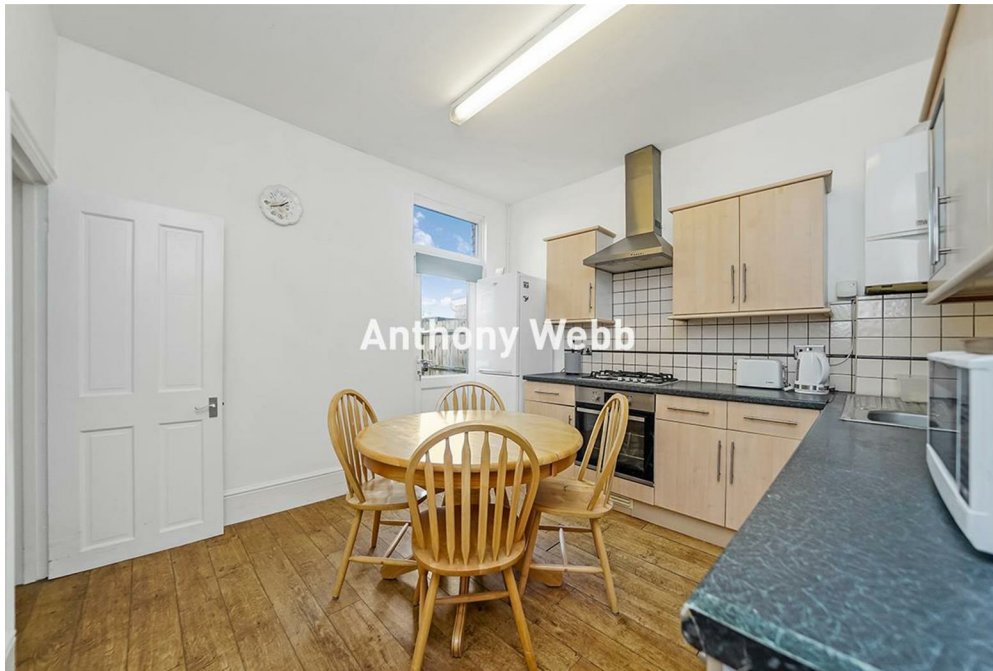
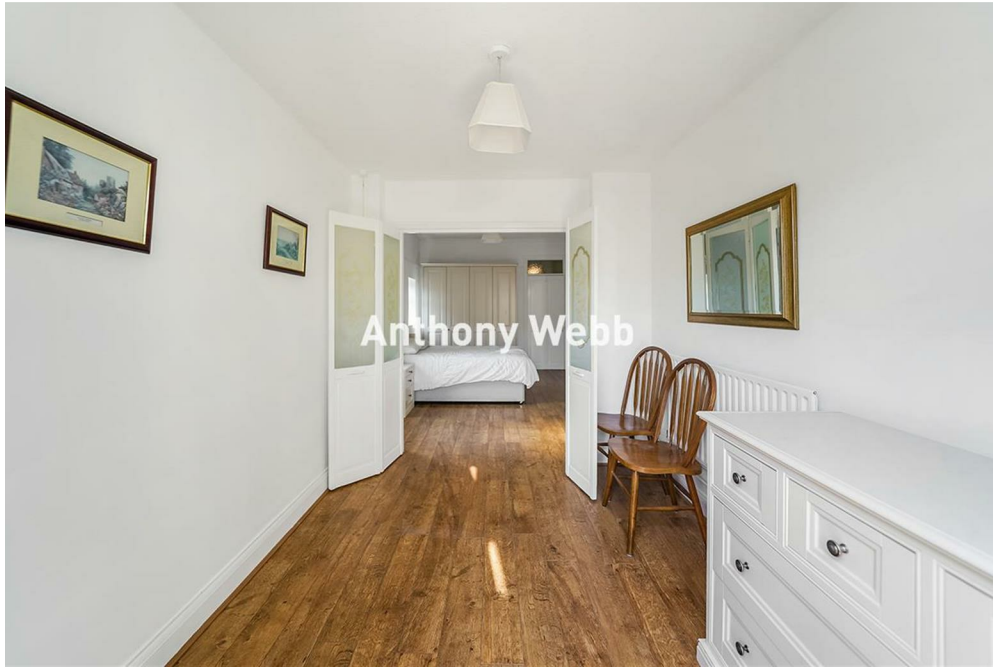
Located off Hazelwood Lane, Lightcliffe Road is a quiet residential turning benefiting from a vibrant community with excellent local amenities, including shops, restaurants, parks, and schools. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Secure communal entrance • Living room with period fireplace and bay window • Fitted kitchen/diner with door to side return/garden • Modern shower room • Double bedroom with doors to extended dressing area/study • Inner hallway with storage cupboard • Gas central heating • Mostly double glazed • Rear garden with paved patio area and secure side access.

Enfield Council Tax Band B
Remaining lease-106 years
Ground rent-£100 p.a
Service charges-£0

- One double bedroom
- Edwardian ground floor flat
- Living room
- Kitchen/diner
- Modern shower room
- Dressing area/study
- Gas central heating/mostly doubled glazed
- Private rear garden





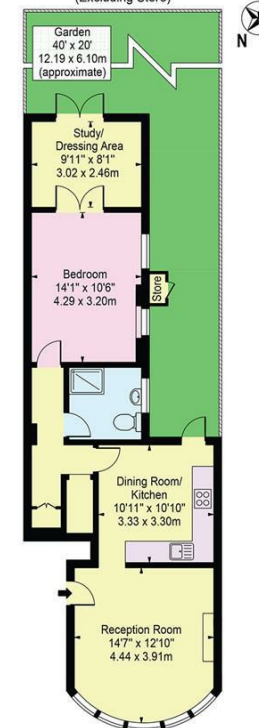
Lightcliffe Road Palmers Green London N13 5HD

Tenure: Leasehold
Gross Internal Area: 659.00 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	

Lightcliffe Road, N13
Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M
(Excluding Store)



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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