



Hamilton Crescent, Palmers Green, London, N13
Chain Free £275,000 Leasehold

Anthony Webb
ESTATE AGENTS

Hamilton Crescent, Palmers Green, London, N13

A CASH BUYER needed due to 60 year remaining lease for a chain free spacious two bedroom first floor Edwardian period flat requiring full modernisation. The property which is well located, benefits from a front garden, two good sized bedrooms and its own private entrance.

Hamilton Crescent is a popular residential turning off Hazelwood Lane within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school and Palmers Green Mosque are also a short walk away.

Private entrance hall • Front door and stairs leading to first floor • Landing with access to loft space • Well proportioned reception with period fireplace and bay window • Kitchen • Two good sized double bedrooms, one with fitted wardrobes • Shower room with separate w.c and gas central heating.

Remaining lease-60 years
Ground rent £200 p. a.
Service charges £0
Enfield Council tax band C

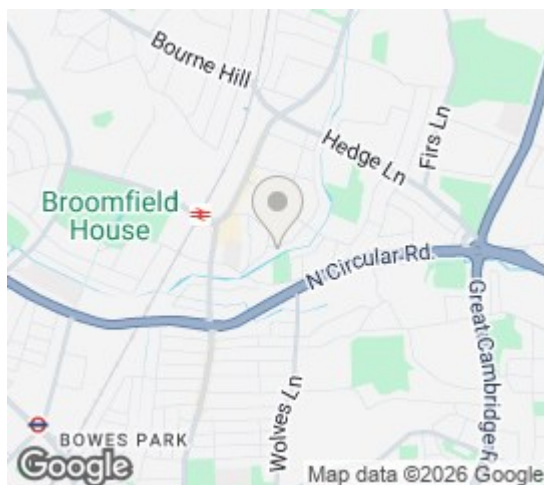
- Chain free
- Two double bedrooms
- First floor flat
- Spacious reception
- Kitchen and shower room
- Loft storage space
- Own private entrance
- Front garden





**Hamilton Crescent
Palmers Green
London
N13 5LW**

Tenure: Leasehold
Gross Internal Area: 782.00 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 (CO₂) Rating			
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC			



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