



Avenue Road, Palmers Green, London, N14  
Chain Free £110,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

# Avenue Road, Palmers Green, London, N14

CHAIN FREE one bedroom purpose built "Retirement" apartment (buyers must be at least 60 years old) located in this purpose built development set in quiet residential grounds on Avenue Road.

Avenue Road is conveniently located for Southgate and Oakwood's shops, restaurants, bus routes and Underground stations (Piccadilly Line).

Secure communal entrance with entry phone system • Stairs/lift to all floors • Communal living/dining area and laundry room • Spacious living room • Fitted kitchen with appliances • Good size modern shower room • Spacious double bedroom • Double glazing • Electric heating • Attractive communal gardens and communal off street parking facilities.

Lease remaining- 90 years  
Service charge- £3112 per annum  
Ground rent- £485 per annum  
Enfield council tax band D

- One double bedroom
- Retirement apartment
- Overlooking communal gardens
- Living room
- Fitted kitchen
- Shower room
- Double glazing/electric heating
- Communal gardens and parking





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 Palmers Green  
 London  
 N14 4BW

Tenure: Leasehold  
 Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(50-60) <b>C</b>			
(35-49) <b>D</b>			
(20-34) <b>E</b>			
(11-19) <b>F</b>			
(1-10) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 42.0 sq.m (157 sq.ft) approx.  
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided in this advertisement by reference to the actual property. The services, appliances and appliances shown here are not shown to scale and no guarantee is made with respect to their location or condition.

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