



Lightcliffe Road, Palmers Green, London, N13
£515,000 Share of Freehold

Anthony Webb
ESTATE AGENTS

Lightcliffe Road, Palmers Green, London, N13

Stunning two bedroom ground floor Edwardian garden flat which has been completely renovated to a high standard by the current vendors.

Lightcliffe road is a popular residential turning off Hazelwood Lane close to Palmers Greens shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Broomfield Park and the New River are also a short walk.

Attractive front garden and communal entrance • Hallway with tiled floor, under floor heating and storage cupboard • Main bedroom to front with wood floor and bay window • Second bedroom with wood floor • Both bedrooms have sound proofed ceilings • Modern bath/shower room with under floor heating and mood lighting • Beautiful fitted kitchen with appliances, central island/breakfast bar and tiled floor with under floor heating • Fabulous extended living space with under floor heating, a large skylight and folding doors to patio terrace and garden • Double glazing • Gas central heating • Cat 6 internet port in all rooms • Landscaped private rear garden with porcelain patio terrace and new lawn area measuring 75ft x 17ft.

Enfield Council Tax Band C
Remaining length of lease 111 years
Ground rent N/A
Service charges N/A

- Two bedrooms
- Edwardian period conversion
- Open plan living/kitchen space
- Contemporary fitted kitchen
- Contemporary bath/shower room
- Newly refurbished
- Landscaped rear garden
- Close to shops/station



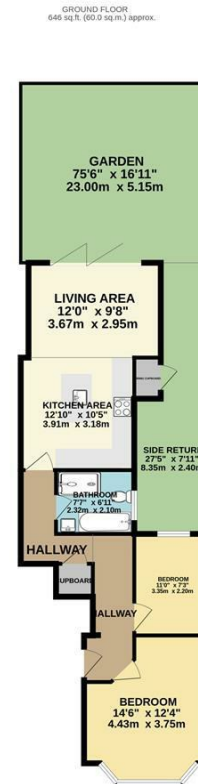


Lightcliffe Road Palmers Green London N13 5HD

Tenure: Share of Freehold
Gross Internal Area: 646.00 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	



TOTAL FLOOR AREA: 646 sq ft. (60.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan concerned 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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